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Sustainability Appraisal for the Fareham Borough Local Plan Part 2: Development Sites and Policies Plan

Sustainability Report

January 2014



**Sustainability Appraisal and
Strategic Environmental Assessment for the
Fareham Borough Local Plan Part 2:
Development Sites and Policies Plan for
Sustainability Report for the Proposed Submission Document**

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Abbreviations

AAP	Area Action Plan	NPPF	National Planning Policy Framework
AONB	Area of Outstanding Natural Beauty	ODPM	Office of the Deputy Prime Minister
AQMA	Air Quality Management Area	ONS	Office of National Statistics
BAP	Biodiversity Action Plan	PAYE	Pay As You Earn
BOA	Biodiversity Opportunity Area	PPPs	Policies, plans and programmes
BREEAM	Building Research Establishment Environmental Assessment Methodology	PUSH	Partnership for Urban South Hampshire
CAMS	Catchment Abstraction Management Strategy	PV	Photovoltaic
DCLG	Department of Communities and Local Government	SA	Sustainability Appraisal
DEFRA	Department of the Environment, Food and Rural Affairs	SAC	Special Area of Conservation
DPD	Development Plans Document	SAP	Species Action Plan
HAP	Habitat Action Plan	SDMP	Solent Disturbance and Mitigation Project
HCC	Hampshire County Council	SEA	Strategic Environmental Assessment
HLA	Higher Level Assessment	SFRA	Strategic Flood Risk Assessment
HRA	Habitat Regulations Assessment	SINC	Site of Importance for Nature Conservation
IMD	Indices of Multiple Deprivation	SOA	Super Output Area
LBAP	Local Biodiversity Action Plan	SO ₂	Sulphur Dioxide
LDF	Local Development Framework	SPA	Special Protection Area
LNR	Local Nature Reserve	SSSI	Site of Special Scientific Interest
LPA	Local Planning Authority	SuDS	Sustainable Drainage systems
NAI	No Active Intervention	TPO	Tree Protection Order

NO2	Nitrogen dioxide	UK BAP	UK Biodiversity Action Plan
MRF	Minimal Residual Flow	UKCP	UK Climate Projections
NOx	Nitrogen oxides	VOC	Volatile Organic Compounds

Non Technical Summary

About Sustainability Appraisal

A Sustainability Appraisal (SA) is being carried out alongside the preparation of the Fareham Borough Local Plan Part 2: The Development Sites and Policies (DSP) Plan.

Local Planning Authorities such as Fareham Borough Council use SA to assess planning documents against a set of sustainability objectives developed in consultation with local stakeholders and communities. This assessment helps the Council to identify the relative environmental, social and economic performance of possible strategic, policy and site options, and to evaluate which of these may be more sustainable.

SA is a statutory process incorporating the requirements of the European Union Strategic Environmental Assessment Directive.

About the Development Sites and Policies Plan

The DSP Plan will form a key part of the Local Plan for Fareham Borough. It will implement the strategic direction established in the Adopted Core Strategy 2011 and allocate sites for development to meet the borough's housing, employment and infrastructure needs between now and 2026, as well setting a framework of development management policies against which individual proposals can be assessed.

Purpose and Content of the Sustainability Report

The purpose of this Sustainability Report is to:

- ▶ Identify, describe and evaluate the likely significant effects of the DSP Plan and its reasonable alternatives; and
- ▶ Provide an early and effective opportunity for statutory consultees, interested parties and the public to offer views on any aspect of the SA process which has been carried out to date.

The Sustainability Report contains:

- ▶ An outline of the contents and main objectives of the DSP Plan and its relationship with other plans, programmes and strategies;
- ▶ Relevant aspects of the current state of the environment and key sustainability issues for the borough;
- ▶ The SA Framework of objectives and decision-making criteria against which the DSP Plan has been assessed;

- ▶ The appraisal of alternative options for the DSP Plan;
- ▶ A summary of the appraisal carried out for early versions of the DSP Plan;
- ▶ The likely significant effects of the DSP Plan in sustainability terms;
- ▶ The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects which may arise as a result of the DSP Plan;
- ▶ A description of the measures envisaged concerning monitoring; and
- ▶ The next steps for the SA.

The Sustainability Appraisal Scoping Stage

An SA Scoping Report was prepared and submitted to stakeholders in May 2012. This set out the intended scope and level of detail to be included in the Sustainability Report and included a plan, programme and strategy review, an evidence base for the assessment, key issues and environmental challenges to address, and an SA Framework of objectives and decision-making criteria against which the DSP Plan can be assessed. Following consultation on the Scoping Report, the information presented in the document was updated to take account of the responses received. This concluded the first stage of the SA process.

Assessment of Alternative Options

Following the scoping stage, the SA team undertook an initial assessment of a range of alternative sites which were being considered for allocation for development within the DSP Plan. The purpose of the assessment of alternative options was to evaluate a number of different approaches to delivering the borough's new development objectives. The findings of the assessment of alternative options subsequently informed and influenced the development of early drafts of the DSP Plan.

Assessment of Sites and Policies within the Proposed Submission Document

The next stage of the process was to appraise early drafts of the policies and sites which would make up the proposed final DSP Plan, known as the Proposed Submission Document. The purpose of this exercise was to highlight potential sustainability issues raised by the sites and policies at an early stage of development, so the sustainability performance of later drafts could be maximised. A number of recommendations were made to improve the DSP Plan's sustainability performance during this process, which were then fed into the development of updated versions of the strategy.

A range of positive and negative effects are predicted to occur during implementation of the DSP Plan, including:

- ▶ Long-term, significant positive effects in relation to the housing objective;
- ▶ Short-term and long-term significant negative effects are predicted in relation to built and cultural heritage, however, it should be possible to reduce negative effects via high quality designs which respond to and enhance the setting of historical features and

through the use of an appropriate selection of materials, while there is also potential for some positive long-term effects;

- ▶ Short- and long-term residual negative impact on the quality, character and setting of landscape and townscape character at the local scale in some parts of the borough;
- ▶ Long-term, significant positive effects in relation to accessibility and sustainable travel;
- ▶ Overall carbon emissions in the borough can be expected to increase as a result of the Plan's implementation, leading to small-scale long-term negative effects in relation to climate change, but the Plan also defines a spatial strategy for avoiding the resultant impacts and providing for an increased supply of renewable energy;
- ▶ There is scope for increased water or air pollution in the short-term, but a neutral or positive effect is predicted in the longer term. Impacts on residential amenity through light and noise pollution are considered to be counterbalanced by the Plan's environmental protection policies;
- ▶ The Plan is predicted to lead to negative impacts to ecological receptors in the short to medium term, but many of these impacts are capable of being mitigated. Long-term effects are likely to be both positive and negative, and highly site-specific;
- ▶ Small scale long-term negative effects in relation to the consumption of water and materials, however, it is considered to make a significant contribution to the best use of land;
- ▶ Significant short-, medium- and long-term beneficial effects are predicted with regard to strengthening the local economy as a result of the Plan's provisions for new employment floorspace;
- ▶ Significant short-, medium- and long-term beneficial effects on the vitality and viability of centres; and
- ▶ The majority of proposed development sites are expected to make at least a minor contribution in relation to creating a healthy and safe community.

Recommendations

A number of recommendations were made during the assessment process to help reduce the DSP Plan's negative effects, and further improve its sustainability performance through implementation. These are largely site-specific in nature and can be found alongside the detailed site assessments presented in Chapter 6.

Monitoring

The Sustainability Report includes preliminary proposals for a monitoring programme to measure the DSP Plan's implementation in relation to the areas where the appraisal has found that significant effects are likely. Monitoring for the SA will be carried out in conjunction with monitoring for the delivery of the plan's objectives.

Next Steps

The Sustainability Report forms part of the evidence base which underpins the DSP Plan. Following publication, comments received on both documents will be analysed by the Council and where necessary discussed during the Examination in Public. Any changes to the DSP Plan which arise as a result of consultation or examination will need to be assessed as part of the SA process, which may lead to a further edition of, or addendum to the report.

Following the Examination in Public, a Post Adoption Statement will be published with the adopted version of the DSP Plan. This will outline how the SA process has informed and influenced the plan and demonstrate how consultation on the SA has been taken into account.

Publication

The Proposed Submission DSP Plan and this Sustainability Report are being made available for representations for a period of six weeks, from 28 February, and can be viewed at:

www.fareham.gov.uk/planning/local_plan/intro.aspx

Alternatively hard copies can be viewed at the Council Offices or public libraries at Portchester, Fareham or Stubbington Locks Heath Centre.

Responses to this consultation exercise should be sent to:

planningpolicy@fareham.gov.uk

Fareham Borough Council
Civic Offices
Civic Way
Hampshire
PO16 7AZ

1 Introduction

1.1 Purpose of this Report

- 1.1.1 This Sustainability Report has been prepared for Fareham Borough Council as part of the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the Fareham Borough Local Plan Part 2: The Development Sites and Policies Plan. The report accompanies the Proposed Submission version of the plan and forms part of the evidence base upon which the Plan is based.
- 1.1.2 The Sustainability Report has been produced in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and Environmental Assessment of Plans and Programmes Regulations 2004. It incorporates the Environmental Report which is required in accordance with EU Directive 2001/42/EC on Environmental Assessment of Plans and Programmes (the SEA Directive).

1.2 The Development Sites and Policies Plan

- 1.2.1 The Development Sites and Policies (DSP) Plan will be a Development Plan Document (DPD) and form a key part of the Local Plan for Fareham Borough. It will implement the strategic direction established in the Adopted Core Strategy 2011 and allocate sites to meet the borough's development needs between now and 2026, as well setting a framework of development management policies against which individual proposals can be assessed.
- 1.2.2 The Core Strategy makes provision for 3,729 new homes, at least 41,000m² of employment floorspace, as well as convenience and comparison retail floorspace and the necessary associated facilities, infrastructure and services. In addition to the Core Strategy residential and employment targets, the DSP Plan will deliver a further 472 dwellings and 59,000m² of employment floorspace, in line with the South Hampshire Strategy refresh (PUSH, 2012)¹.
- 1.2.3 The Plan addresses the whole of Fareham Borough, including Fareham Town Centre, other towns and villages and the countryside, with the exception of land within the Welborne policy boundary. The Local Plan Part 3: The Welborne Plan is being developed separately to govern the way in which strategic development north of Fareham takes place. The Welborne Plan will seek to deliver around 6,000 new homes, c.20ha of employment land, retail, facilities, infrastructure, open space and services.
- 1.2.4 Box 1 presents key facts relating to the Fareham Borough Development Sites and Policies Plan.

¹ Partnership for Urban South Hampshire (PUSH; October 2012): *A Framework to Guide Sustainable Development and Change to 2026*.

1.3 The Study Area

1.3.1 Fareham Borough (see Figure 1.1) is a coastal area lying between the two cities of Portsmouth and Southampton on the south coast of Hampshire. It covers an area of over 77 square kilometres, being 13 kilometres long from east to west and has a population of approximately 111,500 living in 46,500 households. Whilst over half of the land area is still rural, the borough is mainly urban in character consisting of a number of sizeable settlements which are located close to each other. In an area of high development pressure, there is a risk of further coalescence of the settlements. The majority of the population reside within Fareham which is the largest town with a population of around 35,800. The western ward settlements (Sarisbury, Locks Heath, Park Gate, Swanwick and Titchfield Common), together are a similar size to Fareham (34,000 population), whilst Portchester in the east of borough has a population of 7,000 people². Other key settlements include Whiteley, Titchfield and Stubbington.

Box 1: Key facts about the Fareham Development Sites and Policies Plan

Name of Responsible Authority:	Fareham Borough Council
Title of programme:	Fareham Borough Local Part 2: The Development Sites and Policies Plan
What prompted the plan (e.g. legislative, regulatory or administrative provision):	It is a Development Plan Document prepared in accordance with the Planning and Compulsory Purchase Act 2004, and subsequent regulations. It will form part of the Fareham Borough Local Plan, which is gradually replacing the Local Plan Review (2000)
Subject (e.g. transport):	Spatial development planning
Period covered:	The period to 2026
Frequency of updates:	As needed to maintain currency and relevance
Area covered:	The administrative area of Fareham Borough, excluding the Strategic Development Area to the north of Fareham
Purpose and scope of the plan:	<ul style="list-style-type: none">- Implements the strategic direction established in the Adopted Core Strategy 2011- Allocates sites to meet the borough's development needs between now and 2026- Sets development management policies against which individual proposals can be assessed
Contact point:	Planning Strategy and Environment Fareham Borough Council Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ Telephone: 01329 236100 E-Mail: planningpolicy@fareham.gov.uk

1.3.2 The borough is well connected to the M27 motorway, which runs through the north of the borough giving easy access to Southampton and Portsmouth, the rest of Hampshire and beyond; it does however suffer from heavy congestion, particularly at peak periods. Good rail

² Population figures in this paragraph are based on Census 2011 which is available online [accessed 30/8/13] at:

<http://neighbourhood.statistics.gov.uk/dissemination/>

links exist between Fareham, Portchester and Swanwick, particularly to Portsmouth and Southampton and further afield to Winchester, London and other major centres. The international airport near Southampton and the ferry port at Portsmouth give easy access to continental destinations. Regular passenger and vehicle ferry services also operate from Portsmouth and Southampton to the Isle of Wight.

- 1.3.3 However, nearly 30,000 people commute to jobs outside the borough and, consequently, self-containment stands at just 54%. Portsmouth is a major destination for out-commuters, almost matched in size, however, by the number of in-commuters from Gosport to Fareham. The large flows of commuters in and out of the borough contribute to serious levels of traffic congestion in and around Fareham and associated air quality issues.

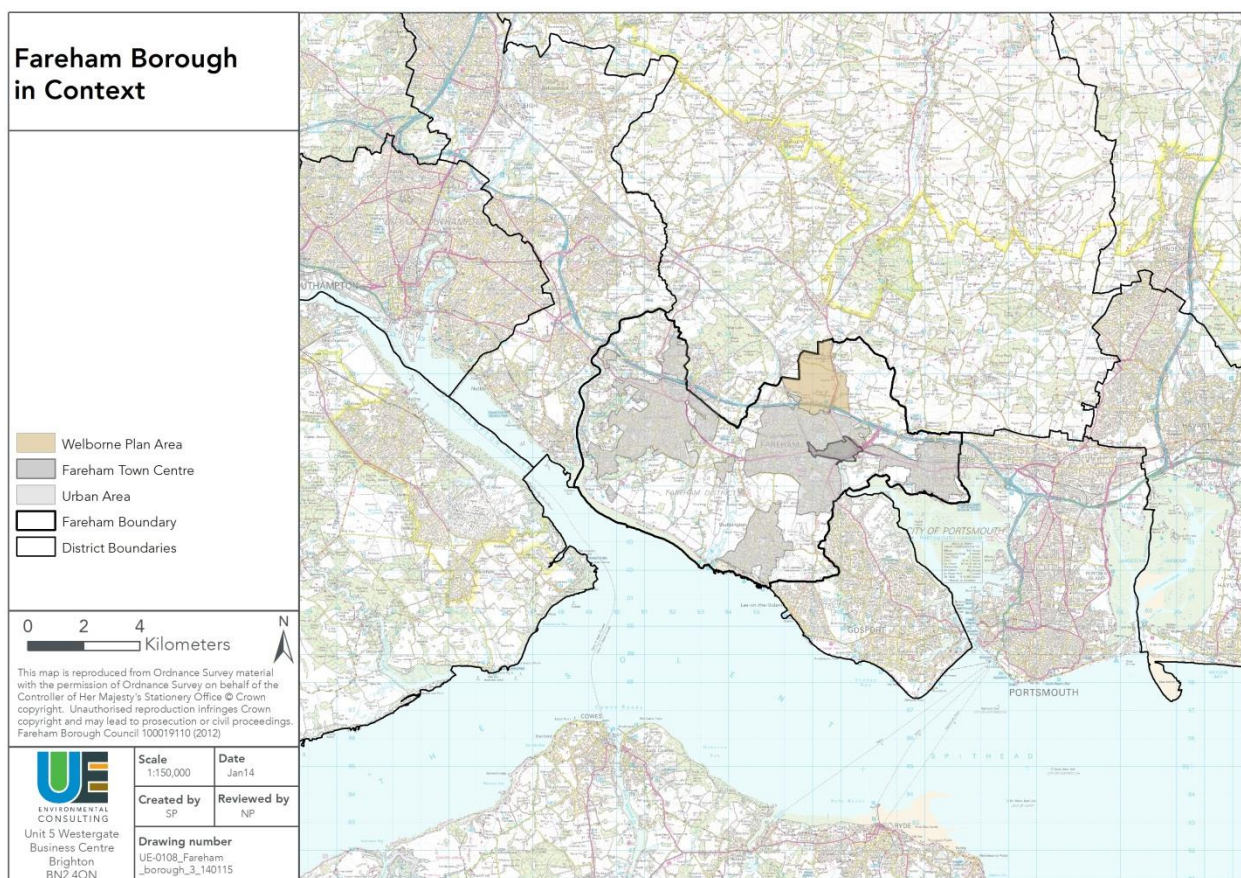


Figure 1.1: Fareham Borough and its sub-regional context

- 1.3.4 The borough contains attractive areas of countryside and coastal areas, its boundaries being defined by the river Hamble, the Solent and Portsmouth Harbour. For a borough of its size, there is an extensive variety of natural landscapes including chalk downland, coastal saltmarsh and mudflats, grasslands, wetlands and ancient woodlands. The rich biodiversity of the area results in large parts of the coast from Burr ridge on the River Hamble, to Hill Head and Portsmouth Harbour as having international nature conservation value, whilst nationally important Sites of Special Scientific Interest (SSSI) are located in the estuaries of the Upper Hamble and Fareham Lake. Portsdown Hill is also designated as a SSSI.

- 1.3.5 Approximately 60% of the borough is rural and benefits from an overall surplus of open space, although there is a varying shortfall in certain types of open space from settlement to settlement. The borough's coastal location results in parts of it being subject to periodic tidal flooding, though this is not widespread. The borough is crossed by three rivers, the Meon, Hamble and Wallington. Localised flooding is experienced along these, some of which is also tidal.

1.4 Sustainable Development

- 1.4.1 The UK's sustainable development agenda is shaped by the Sustainable Development Strategy, *Securing the Future* (2005) and in planning terms by the National Planning Policy Framework (NPPF), which replaced previous national planning policy (Planning Policy Statements and Planning Policy Guidance notes) in March 2012. The NPPF includes a presumption in favour of sustainable development, which it goes on to interpret in a planning context with reference to the Sustainable Development Strategy.

The UK Sustainable Development Strategy

- 1.4.2 *Securing the Future* (2005) suggests that for a policy to be sustainable, it must respect all five of the principles set out in Figure 1.2. The strategy also recognises that some policies, while underpinned by all five principles, will place more emphasis on certain principles than others. The strategy states that “we want to achieve our goals of living within environmental limits and a just society, and we will do it by means of a sustainable economy, good governance, and sound science” (*Securing the Future*, 2005).

- 1.4.3 The strategy states that the five guiding principles are promoted through four shared priorities:

“Sustainable Consumption and Production – Sustainable consumption and production is about achieving more with less. This means not only looking at how goods and services are produced, but also the impacts of products and materials across their whole lifecycle and building on people's awareness of social and environmental concerns. This includes reducing the inefficient use of resources which are a drag on the economy, so helping boost business competitiveness and to break the link between economic growth and environmental degradation.

“Climate Change and Energy – The effects of a changing climate can already be seen. Temperatures and sea levels are rising, ice and snow cover are declining, and the consequences could be catastrophic for the natural world and society. Scientific evidence points to the release of greenhouse gases, such as carbon dioxide and methane, into the atmosphere by human activity as the primary cause of climatic change. We will seek to secure a profound change in the way we generate and use energy, and in other activities that release these gases. At the same time we must prepare for the climate change that cannot now be avoided. We must set a good example and will encourage others to follow it.

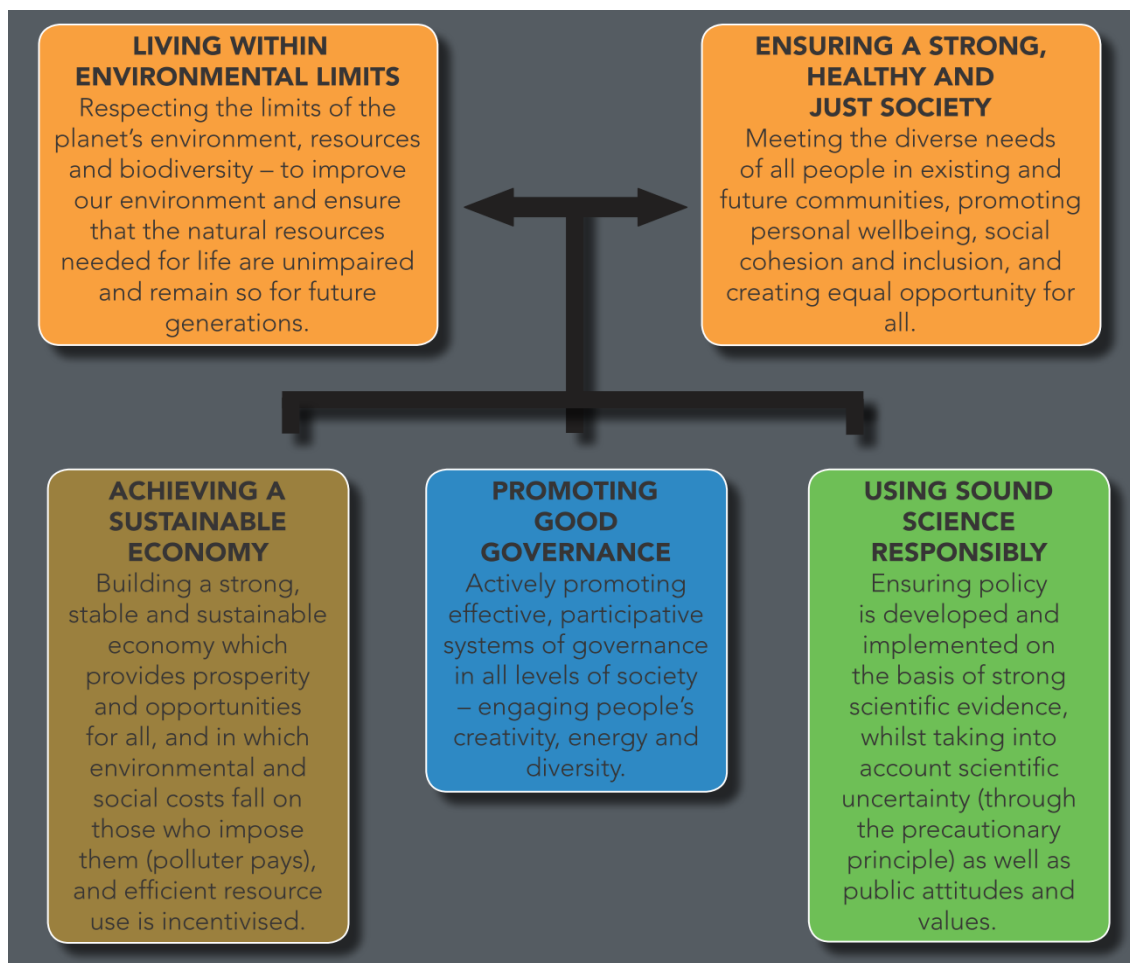


Figure 1.2: Five guiding principles of the UK Sustainable Development Strategy, Securing the Future (2005)

“Natural Resource Protection and Environmental Enhancement – Natural resources are vital to our existence and that of communities throughout the world. We need a better understanding of environmental limits, environmental enhancement and recovery where the environment is most degraded to ensure a decent environment for everyone, and a more integrated policy framework.

“Sustainable Communities – Our aim is to create sustainable communities that embody the principles of sustainable development at the local level. This will involve working to give communities more power in the decisions that affect them and working in partnership at the right level to get things done. The UK uses the same principles of engagement, partnership, and programmes of aid in order to tackle poverty and environmental degradation and to ensure good governance in overseas communities. These priorities for action within the UK will also help to shape the way the UK works internationally, in ensuring that our objectives and activities are aligned with international goals.”

1.4.4 The Sustainability Appraisal for the Development Sites and Policies Plan will incorporate these key principles at the heart of the assessment process.

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2 Methodology

2.1 Integrated Sustainability Appraisal

2.1.1 The Development Sites and Policies Plan is subject to the following assessments:

- ▶ Sustainability Appraisal; and
- ▶ Strategic Environmental Assessment.

2.1.2 A Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2010 (as amended)) is also being carried out, but reported on separately.

2.1.3 Strategic Environmental Assessment is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making. Sustainability Appraisals are broader and promote sustainable development through integration of environmental, social and economic considerations into the plan's preparation.

2.1.4 Strategic Environmental Assessment was introduced to the UK through EU Directive 2001/42/EC. In England the Directive was transposed via the Environmental Assessment of Plans and Programmes Regulations 2004. Sustainability Appraisal is a requirement of the Planning and Compulsory Purchase Act 2004 and applies to Local Development Documents. Integrated SA combines these processes to allow for a single appraisal to be carried out by integrating the requirements of SEA³ into the SA⁴ process. SA should therefore fulfil the requirements for producing an Environmental Report under the Annex 1 of the SEA Directive (see Appendix A which also includes a compliance checklist).

2.1.5 In the interests of efficiency, following guidelines and the desire to avoid duplication, the two assessment types, SA and SEA, are integrated under the umbrella of SA and are being undertaken simultaneously for the DPD. The combined approach is based upon the following principles:

- ▶ SA Objectives (see section 3.5) are used for appraising potential impacts of DPD policies and proposals on various environmental, social and economic components;
- ▶ Baseline (see Chapter 3) and spatial information including environmental, social and economic factors is collected and collated. Predicted effects of plan policies and proposals are evaluated against the baseline and likely evolution thereof in the absence of the plan;

³ Office of the Deputy Prime Minister (September 2005): *A Practical Guide to the SEA Directive*. The SEA guidance can be found at : <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

⁴ Department for Communities and Local Government (August 2013): *Draft National Planning Practice Guidance*. The SA guidance can be found at: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/what-is-a-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

- ▶ Alternative options and preferred options for the plan are appraised against the SA Framework, combined with careful consideration of baseline conditions; and
- ▶ Indicators and decision-making criteria are devised to assist in monitoring the significant effects of implementing the plan.

2.2 Stages of Sustainability Appraisal

2.2.1 Table 2.1 provides a summary of the procedural steps for the appraisal, based on the draft National Planning Practice Guidance. The steps shaded in green are the stages addressed in this report. The second column indicates where information about each respective stage can be found in this document.

Table 2.1: SA/SEA stages and those addressed in this report

Stage A: Setting the context & objectives, establishing the baseline and deciding on the scope	Location in the report
1. Identify other relevant policies, plans and programmes, and sustainability objectives	Section 3.3, Appendix C
2. Collect baseline information	Section 3.4, Chapter 4
3. Identify sustainability issues and challenges	Section 3.5, Chapter 4
4. Develop the Sustainability Appraisal Framework	Section 3.6
5. Consult on the scope of the Sustainability Report	Section 3.2
Stage B: Developing and refining alternatives and assessing effects	
1. Test the Plan objectives against the SA Framework	Section 5.1
2. Develop the Plan options including reasonable alternatives	Chapter 5, 6 and 7
3. Evaluate the likely effects of the Plan and alternatives	Chapter 5, 6 and 7
4. Consider ways of mitigating adverse, and maximising beneficial effects	Chapter 6
5. Propose measure to monitor the significant effects of implementing the Plan	Chapter 8
Stage C: Prepare the Sustainability Report	
Including the requirements of an SEA Environmental Report	Entire document
Stage D: Publish & consult on the Sustainability Report & Local Plan	
1. Consult the consultation bodies and public on the draft Plan and Sustainability Report	Chapter 9
2. Appraise significant changes resulting from representations, and amend the Plan	n/a
Stage E: Post adoption reporting and monitoring	
1. Prepare and publish the SA Post Adoption Statement	n/a
2. Monitor SA indicators during Plan implementation	n/a

2.3 Presenting the SA Information

2.3.1 The Sustainability Report presents information required in the assessments through a series of sustainability themes. The selected sustainability themes incorporate the SEA ‘topics’ derived from Annex I(f) of the SEA Directive (see Appendix A): biodiversity, flora and fauna, population, human health, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape and the inter-relationship between these factors. These are expanded to encompass a fuller range of factors as is required for a Sustainability Appraisal.

2.3.2 Table 2.2 presents details about the content of each sustainability theme and how it relates to the requirements of the SEA Directive. It is intended that presenting the information through these sustainability themes will help enable the reader to easily locate the SA information representing their specific areas of interest.

Table 2.2: Sustainability themes

Sustainability theme	SEA Directive topic	Datasets included
Accessibility and transportation	Population	Transportation infrastructure Traffic flows Walking and cycling Accessibility
Air quality	Air	Air pollution sources Air quality hotspots Air quality management
Biodiversity and geodiversity	Biodiversity, flora and fauna	Habitats Species Nature conservation designations Geological features
Climate change	Climatic factors	Greenhouse gas emissions by source Greenhouse gas emissions trends Effects of climate change Climate change adaptation
Economic factors	Material assets	Economic sectors Business start-ups Employment sectors Education and skills Sites and premises
Health	Human health	Health indicators Healthcare inequalities Sport, fitness and activity levels
Historic environment	Cultural heritage	Historic development of the borough Designated and non designated sites and areas Setting of cultural heritage assets Archaeological assets
Housing	Population Material assets	House prices and affordability Housing quality and vacancy rates Homelessness

Sustainability theme	SEA Directive topic	Datasets included
Landscape	Landscape	Landscape character The South Downs National Park Tranquillity
Material assets	Material assets	Energy Waste arisings and recycling rates Minerals Previously developed land
Population and quality of life	Population	Population size and migration Population density Age structure Ethnicity Indices of Multiple Deprivation Unemployment Crime Recreation & amenity (including open space & GI)
Soil	Soil	Soil Resource Soil Quality
Water	Water	Watercourses Water resources Water quality Flooding

2.4 Approach to the Assessment

2.4.1 The proposed policies and site allocations presented in the Development Sites and Policies Plan are assessed against the baseline and SA Framework using a three-stage process.

High level assessment

2.4.2 The high level assessment uses the SA Framework, review of plans, programmes and policies and baseline data to assess each policy and site proposal in broad terms. Findings are presented in matrix format. The main function of the high level assessment is to identify whether or not the policy options and the long list of sites considered for allocation are likely to bring positive, negative or uncertain effects in relation to the SA Objectives.

2.4.3 A benefit of this approach is that a range of policy options may be assessed, which can then be scrutinised in further detail if a significant number of uncertainties or potential negative effects arise. This helps identify at a strategic level whether or not the assessment requires a more detailed examination or whether satisfactory conclusions may be drawn from the high-level assessment, without the need for further detailed analysis of a particular policy option or site.

Detailed assessment

2.4.4 Where potential negative effects or uncertainties are identified through the high level assessment in association with a particular policy, option or site, a secondary level of assessment has taken place to examine the proposal in more detail. This process uses Detailed

Assessment Matrices to scrutinise potential negative or uncertain effects which have been identified by the high level assessment.

- 2.4.5 Detailed Assessment Matrices address the range of criteria identified in Annex II of the SEA Directive when determining the likely (positive or negative) significance of effects (Box 2 below), providing a greater level of detail than the high level assessment stage.

Box 2: Criteria for the assessment of significant effects

Criteria for determining the likely significance of effects referred to in Article 3(5) of the SEA Directive
The characteristics of plans and programmes, having regard, in particular, to

- a. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- b. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- c. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- d. environmental problems relevant to the plan or programme;
- e. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- a. the probability, duration, frequency and reversibility of the effects;
- b. the cumulative nature of the effects;
- c. the transboundary nature of the effects;
- d. the risks to human health or the environment (e.g. due to accidents);
- e. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- f. the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values;
 - intensive land-use;
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

- 2.4.6 Detailed Assessment Matrices thus include information relating to:

- ▶ A description of the predicted effect;
- ▶ The duration of the effect: whether the effect is long, medium or short term;
- ▶ The frequency of the effect: whether it will be intermittent or ongoing;
- ▶ Whether the effect is temporary or permanent;
- ▶ The geographic importance of the receptor: local, sub/regional, national or international;
- ▶ The magnitude of effect;
- ▶ The scale of significance;
- ▶ Whether mitigation is required/possible to reduce the effect; and
- ▶ Suggestions for mitigating the effect, or potential improvements to the proposals.

2.4.7 The Detailed Assessment Matrices also include potential mitigation measures to limit potential adverse effects where they arise. At a strategic level it is often difficult to assess significant effects in the absence of widespread data. Instead, orders of magnitude are used, based on the geographic importance of the receptor and impact magnitude. Table 2.3 illustrates this order of magnitude for positive and negative effects.

Table 2.3: Significance matrix

		Impact Magnitude								
		Negative				Neutral	Positive			
		High	Medium	Low	Negligible		Negligible	Low	Medium	High
Geographic Importance	International	Severe	Severe	Major	Moderate	Moderate	Major	Optimum	Optimum	
	National	Severe	Major	Moderate	Minor	Minor	Moderate	Major	Optimum	
	Regional	Major	Moderate	Minor	Negligible	Negligible	Minor	Moderate	Major	
	Local	Moderate	Minor	Negligible	Negligible	Negligible	Negligible	Minor	Moderate	

Cumulative effects assessment

2.4.8 As required by the SEA Regulations, cumulative, synergistic and indirect effects are identified and evaluated during the assessment. An explanation of these is as follows:

- ▶ Indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway;
- ▶ Cumulative effects arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect;
- ▶ Synergistic effects interact to produce a total effect greater than the sum of the individual effects.

2.4.9 To enable a complete assessment of the sustainability effects resulting from the DSP Plan, the full range of cumulative, incorporating secondary, indirect and synergistic effects were evaluated. Many of these effects are recorded with the appraisal findings from the detailed assessment stage for policy and site options. However, a number of these effects can only be established by examining the plan together as a whole. These interactions are examined in section 6.3 of this report which presents a commentary on the effects of the whole plan by appraisal objective.

2.5 Limitations to the Sustainability Appraisal

2.5.1 It is acknowledged that there are a number of limitations and difficulties surrounding the Sustainability Appraisal process which stem largely from the nature of strategic assessment at the plan level, using secondary data. In most cases assessment has been undertaken without data on environmental limits for example.

- 2.5.2 The Detailed Assessment Matrices include a column stating confidence of assessment according to a high, medium or low scoring. Many of the Detailed Assessment Matrices include ratings of medium or low confidence. This reflects a lack of data, information associated with environmental limits or that the assessment conclusions are informed appraisals rather than affirmative decisions. To address these issues, monitoring proposals should seek address data gaps as well as monitor the effects of the plan.

Implementation of DSP Plan

- 2.5.3 The sustainability effects of the DSP Plan will largely be dependent on how the plan is implemented. The plan allocates sites for certain land uses, provides information on what will need to be addressed at each within a development brief, and sets development management policies against which proposals will be assessed for conformity with the Local Plan. How the developments perform in sustainability terms will depend on how individual proposals are designed and take into account the constraints affecting each site.

Mitigation measures

- 2.5.4 The Detailed Assessment Matrices set out a number of mitigation measures for reducing the potential negative effects of the DSP Plan. However, these are necessarily broad-brush in approach because the design of mitigation measures to offset the negative effects of the plan will sometimes only realistically be achievable at the project level. The extent to which proposed mitigation measures will offset adverse effects is therefore open to interpretation.
- 2.5.5 Consequently, the SA process has not attempted to “upgrade” the assessment results to more positive findings through a presumption that the proposed mitigation measures will be delivered and meet their full potential to offset potential negative effects. Clearly where uncertainty of mitigation prevails, monitoring of the residual effect is crucial.

Tension between environmental, social and economic factors

- 2.5.6 Sustainability Appraisal considers social and economic as well as environmental effects. An often stated weakness of the SA process is that environmental considerations are under-represented, and social and economic gains are over-emphasised. This may be for a number of reasons, including as a result of the social and economic focus of the plan, the overriding need for regeneration, or the range and structure of the SA Framework.
- 2.5.7 Environmental sustainability considerations have been fully considered through the SA process for the DSP Plan by utilising a set of SA Objectives which fully represent environmental sustainability considerations. The summary of appraisal findings presented in Chapter 7 has purposefully separated the environmental sustainability objectives from the socio-economic objectives, and no attempt has been made to justify negative environmental effects on the basis of beneficial socio-economic effects.

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3 Scoping

3.1 Scoping Report

3.1.1 The first phase of the SA was the scoping stage. Scoping is the process of deciding the scope and level of detail of an SA, including the sustainability effects to be considered, the assessment methods to be used, and the structure and contents of the SA Report. The purpose of the Scoping Report is to set the criteria for assessment (including the SA objectives), and establish the baseline data and other information, including a review of relevant policies, programmes and plans.

3.1.2 The Scoping Report⁵ presents information in relation to the following tasks:

- ▶ Identifying other relevant policies, plans and programmes, and sustainability objectives;
- ▶ Collecting baseline information;
- ▶ Identifying sustainability opportunities and challenges; and
- ▶ Developing the SA Framework.

3.2 Scoping Consultation

3.2.1 The Scoping Report was published for consultation for a period of five weeks between 22 May and 26 June 2012. Responses were received from the three Consultation Authorities (English Heritage, Environment Agency and Natural England) and a range of other bodies. Appendix B contains an analysis of scoping consultation responses including a description of how the comments have been taken into account. Following receipt of responses, the SA information, including the baseline and policy and plan review, was updated. The updated SA information is included in this SA Report.

3.3 Policy and Plan Review

3.3.1 The DSP Plan may be influenced in various ways by other policies, plans or programmes (PPPs), or by external sustainability objectives such as those put forward in other strategies or initiatives. The SA process aims to take advantage of potential synergies between these PPPs and address any inconsistencies and constraints.

3.3.2 The Scoping Report presented an evaluation of the key PPPs that are likely to be relevant to the SA process and development within Fareham borough. The review was updated in response to comments at the scoping consultation stage and is re-published in Appendix C. Each PPP is discussed on the basis of how its objectives and sustainability requirements affect, or is affected by, local development. The review of PPPs is presented according to the sustainability themes

⁵ The Scoping Report can be found at: <http://www.fareham.gov.uk/pdf/planning/sascopingreport.pdf>

discussed in Chapter 2. A summary of the PPP review is presented in Table 3.1, which should be read in conjunction with the more detailed information included in Appendix C.

3.4 Gathering Baseline Data

- 3.4.1 A key part of the scoping process is the collection of baseline data. The purpose of the exercise is to help identify key opportunities and challenges facing the area which might be addressed by the DPD, and to provide an evidence base from which to make the assessment.
- 3.4.2 The baseline section in the Scoping Report provided a review of social, economic and environmental conditions within the borough. One of the purposes of consultation on the Scoping Report was to seek views on whether the data selected was appropriate. Comments were received from a range of stakeholders and in some cases new sources of baseline information were provided or suggested.
- 3.4.3 Included with the baseline data were a series of environmental constraints maps. Providing a spatial dimension to the baseline data, the constraints map are a valuable tool for examining the likely effects of the Plan on specific assets in the borough (such as for example, biodiversity assets or historic environment features). They are also an effective means of understanding the key issues faced by specific areas in the borough (for example through providing a spatial perspective to local levels of deprivation or health).
- 3.4.4 The baseline data and constraints maps can be found at the following links, with a summary given in Chapter 4: <http://www.fareham.gov.uk/pdf/planning/sascopingreport.pdf>

3.5 Key Sustainability Issues

- 3.5.1 The policy and plan review and the baseline data revealed a number of key social, environmental and economic challenges and opportunities for the borough. These issues present the development of the DSP Plan with a range of opportunities for achieving sustainability gain within the area. Chapter 4 summarises the key sustainability issues for the area.

3.6 The Sustainability Appraisal Framework

- 3.6.1 The purpose of the SA Framework is to provide a means of ensuring that the Development Sites and Policies Plan considers the sustainability needs of the borough in terms of its social, environmental and economic effects. It enables the sustainability effects of the Strategy to be described, analysed and compared.
- 3.6.2 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.

Table 3.1: Summary of policy and plan review

Theme	Summary of objectives and sustainability requirements
Accessibility and transportation	<p>European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.</p> <p>The PPPs highlight that congestion and poor air quality resulting from transport are key issues for a number of locations in the wider South Hampshire sub-region. Regional and local plans therefore focus on appropriate design, location and layout of development, increasing investment in infrastructure, improving the quality and accessibility of public transport, supporting walking and cycling, and enhancing road safety. The Hampshire Local Transport Plan 2011 to 2031 sets out the transport plan for the county.</p>
Air quality	<p>A number of objectives have been established in relation to air quality at both the European and the UK level (emanating from the 1996 EC Directive). This includes the setting of targets for reducing emissions of specific pollutants to minimise negative impacts on health and the environment. At the sub-regional and local level emphasis is placed on reducing emissions of nitrogen dioxide (NO₂) from the transport sector.</p>
Biodiversity and geodiversity	<p>The objectives of policies and plans at all levels focus on the conservation of biological diversity (including a reduction in the current rate of biodiversity loss), and the protection and monitoring of endangered and vulnerable species and habitats. PPPs also emphasise the ecological importance of geodiversity. The integration of biodiversity considerations into all environmental and socio-economic planning is strongly advocated.</p> <p>The recently introduced Natural Environment White Paper (2011)⁶ has a close focus on promoting high quality natural environments, expanding multifunctional green infrastructure networks and initiating landscape scale action to support ecological networks. The White Paper specifically seeks to: protect core areas of high nature conservation value; promote corridors and 'stepping stones' to enable species to move between key areas; and initiate Nature Improvement Areas, where ecological functions and wildlife can be restored.</p> <p>The White Paper is supported by the recently released Biodiversity Strategy for England (2011)⁷. This seeks to halt overall biodiversity loss, support healthy, well-functioning ecosystems and establish coherent ecological networks with more and better places for nature for the benefit of wildlife and people. The Biodiversity Strategy for England also proposes introducing a new designation for Local Green Areas to enable communities to protect places that are important to them.</p> <p>At a local level, the Hampshire Biodiversity Action Plan and the Fareham Local Biodiversity Action Plan set the priorities for biodiversity for the county and borough, building on the UK Biodiversity Action Plan. The Solent Waders and Brent Goose Strategy 2010 relates to internationally important Brent Goose and wading bird populations within and around the Special Protection Areas and Ramsar wetlands of the Solent Coast</p>

⁶ DEFRA (2011). *The natural choice: securing the value of nature:*

<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>

⁷ DEFRA (2011). *Biodiversity 2020: A strategy for England's wildlife and ecosystem services:*

<http://www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf>

Theme	Summary of objectives and sustainability requirements
	<p>(Hampshire, Isle of Wight and West Sussex). The underlying principle of the Strategy is to wherever possible conserve extant sites, and to create new sites, enhancing the quality and extent of the feeding and roosting resource outside of designated site boundaries. The Solent disturbance and mitigation project was initiated in response to concerns over the impact of disturbance on coastal birds and their habitats. The focus of the project is on the likely effect of increased visitor pressure and recreational use arising from planned strategic development in the Solent area, in relation to disturbance impacts on overwintering birds within the SPAs and Ramsars. The final phase determined how development planning can influence these responses, and explored ways in which impacts might be mitigated. LPAs in the sub-region are cooperatively progressing their implementation plans.</p>
Climate change	<p>Climate-related PPPs focus on both mitigating the causes of climate change and adapting to the effects of climate change. Commitments to reducing greenhouse gas emissions range from the international level to the sub-regional level. The PPPs address policy development across all sectors and at all levels, combining both demand management (reduced energy consumption and increased efficiency of use) and supply side measures (low carbon options including fuel mix and renewables). A number of the PPPs state specific targets to reduce emissions of greenhouse gases. This is led at the national level by the Climate Change Act 2008, which sets a legally binding target of at least a 34% cut in greenhouse gas emissions by 2020 and at least an 80% cut by 2050 against a 1990 baseline.</p> <p>Adaptation measures proposed by the PPPs include a presumption against development in flood risk areas, appropriate design of new development, the promotion of new infrastructure such as sustainable urban drainage systems and improved maintenance to help address the changes that are likely to occur as a result of climate change. Through this approach the NPPF (Section 10: Meeting the challenge of climate change, flooding and coastal change) seeks to ensure that all types of flood risk are taken into account, over the long term, during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.⁸</p>
Economic factors	<p>The improvement and maintenance of high and stable levels of economic growth and employment are key aims of the strategies at UK and European levels. Other objectives include improvements to the education system to increase the skill levels of both children and adults; and improved productivity and innovation, particularly with regards to technology. At a regional and local level, emphasis is placed on improvements to the cultural and visitor economy; inward investment; and the use of Information and Communications Technology (ICT) to improve efficiency and skills.</p>
Health	<p>National and regional health related PPPs focus on improving rates of infant mortality and life expectancy; reducing work related illness and accidents; significantly improving levels of sport and physical activity, particularly among disadvantaged groups; promoting healthier modes of travel; supporting the public to make healthier and more informed choices in regards to their health; improving accessibility to healthcare and leisure/recreational facilities; and reducing health inequalities, particularly for children and older people.</p>
Historic environment	<p>Historic environment priorities from international to local level include protecting designated resources and their settings (such as listed buildings, conservation areas, scheduled monuments, and registered parks and gardens); recognising the cultural aspects of landscape and establishing mechanisms for their protection against inappropriate development; recognising the potential value of unknown and undesignated</p>

⁸ Department for Communities and Local Government (2012). National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

Theme	Summary of objectives and sustainability requirements
	resources; and preserving/enhancing sites and landscapes of archaeological and historic interest so that they may be enjoyed by both present and future generations.
Housing	<p>National and sub-regional objectives for housing include improvements in longer term housing affordability; high quality housing design and streetscapes; a more stable housing market; improved choice; location of housing supply which supports accessibility and patterns of economic development; and an adequate supply of publicly-funded housing for those who need it. In addition, new homes should meet high Code for Sustainable Homes ratings in terms of water and energy efficiency, and meet the government target of zero carbon emissions by 2016.</p> <p>Local plans and strategies focus on the affordability of housing, rural housing, the quality of housing, access to services, and meeting the housing needs of vulnerable people. The housing needs of elderly people, disabled people, gypsies, homeless people and travellers are also addressed by national, regional and local policies.</p> <p>The key local plan for this sustainability theme is the Fareham Housing Strategy 2010-2015.</p>
Landscape	<p>At the EU, national, regional and local level, emphasis is placed on the protection of landscape as an essential component of people's surroundings and sense of place. The PPPs seek to increase recognition of the linkages and interplay between the different aspects and roles of landscape, including: local distinctiveness; the historic environment; natural resources; farming, forestry and food; educational, leisure and recreation opportunities; transport and infrastructure; settlements and nature conservation. Changes to the character of the wider landscape, not just designated areas, can compromise the quality of the environment. Development should respond positively to local landscape and townscape character and the effects of change should be measured through the effects on the key characteristics.</p> <p>The link between landscapes and multifunctionality is provided with a close focus by the PPPs' concentration on green infrastructure provision. In this respect policies advocate the provision of open space, green networks and woodland as opportunities for sport and recreation, creating healthier communities, supporting and enhancing biodiversity, reducing temperatures in built up areas during summer, reducing the impact of noise and air pollution, and limiting the risk of flooding.</p>
Material assets	<p>The material assets sustainability theme covers a range of policy areas, including waste management, minerals, energy production and previously developed land.</p> <p>National level PPPs seek to protect minerals resources and promote appropriate after uses for minerals workings. PPPs at all levels seek to promote the 'waste hierarchy'. This seeks to prioritise waste management in the following order: reduction; reuse; recycling and composting; energy recovery; and disposal. National and regional PPPs also support the use of previously developed land. At the county level, the Hampshire Minerals and Waste Plan (Submitted February 2012) will set out the strategic approach to minerals and waste issues.</p> <p>An expansion of renewable energy production is strongly promoted by European and national PPPs. Under EU Directive 2001/77/EC, member states are overall required to achieve 22% of electricity production from renewable energies by 2010, with the UK-specific target 10%. This has been reinforced by the UK's recent Renewable Energy Strategy which seeks to produce 15% of electricity from renewable sources by 2020.</p>
Population and quality of life	<p>PPPs on population include a range of different objectives, including tackling social exclusion, improving human rights and public participation, improving health, and ensuring every child has the chance to fulfil their potential by reducing levels of education failure, ill health, substance misuse, crime and anti-social behaviour. At the regional and local levels, support for cultural diversity and young people are key aims.</p> <p>The Equality Act 2010 is the law intended to achieve equal opportunities in the workplace and in wider society. The act protects everyone against</p>

Theme	Summary of objectives and sustainability requirements
	unfair treatment, on the basis of protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. ⁹
Soil	<p>National and regional policies and strategies on soil seek to: prevent soil pollution; reduce soil erosion from wind and water; maintain soil diversity; improve the quality of soil, including through the remediation of contaminated land and through promoting an increase in organic matter in soil; protect and enhance stores of soil carbon and water; recognise soils' role for natural systems; and increase the resilience of soils to a changing climate.</p> <p>The PPPs also have a focus on protecting the quality and availability of agricultural land, through reducing soil degradation, maintaining soil productivity, limiting compaction and a range of other approaches.</p>
Water	<p>National water policies are primarily driven by the aims of the EC Water Framework Directive, as translated into national law by the Water Framework Regulations 2003. Key objectives include improving the quality of rivers and other water bodies to 'good ecological status' by 2015; considering flood risk at all stages of the plan and development process in order to reduce future damage to property and loss of life; and incorporating water efficiency measures into new developments. In terms of planning policy, NPPF requires the planning system to contribute to and enhance the natural and local environment by: preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.¹⁰</p> <p>National and regional strategies also have a focus on maintaining and protecting the availability of water. Portsmouth Water's Water Resource Management Plans provide the means of enabling water to be supplied and treated in the plan area. Water supply and use is guided by the East Hampshire Abstraction Licensing Strategy. The River Basin Management Plan (South East River Basin District) highlights the current state of watercourses in the area, and the opportunities and actions for improvements in order to meet Water Framework objectives.</p> <p>NPPF (Section 10: Meeting the challenge of climate change, flooding and coastal change) seeks to ensure that all types of flood risk are taken into account, over the long term, during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk¹¹. The Strategic Flood Risk Assessment for the PUSH area was completed in 2007.</p>

⁹ Home Office website. Equality Act 2010: <http://www.homeoffice.gov.uk/equalities/equality-act/>.

¹⁰ Department for Communities and Local Government (2012).

National Planning Policy Framework: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

¹¹ Ibid

- 3.6.3 The SA Objectives were derived through consideration of the PPP review, the baseline data collection, and the key sustainability issues identified for the borough. Alongside these, the SEA topics identified in Annex I (f) of the SEA Directive (Appendix A) were a key determinant when considering which SA Objectives should be used for appraisal purposes. The SA Objectives seek to reflect each of these influences to ensure the assessment process is robust, balanced and comprehensive.
- 3.6.4 Following the receipt of responses on the Scoping Report, the SA Framework was updated to address the comments received (Appendix B). The updated SA Framework is presented in Appendix D. The SA Objectives included within the SA Framework, and the sustainability theme to which they relate are set out in Table 3.2.

Table 3.2: Sustainability Appraisal Objectives

No	Objective	Theme
1	To provide good quality and sustainable housing for all	Housing; Population & quality of life
2	To conserve and enhance built and cultural heritage	Landscape; Historic environment
3	To conserve and enhance the character of the landscape	Landscape; Historic environment
4	To promote accessibility and encourage travel by sustainable means	Transportation & accessibility; Population & quality of life; Air quality; Climate change
5	To minimise carbon emissions and promote adaptation to climate change	Air quality; Climate change; Material assets
6	To minimise air, water, light and noise pollution	Air quality; Population & quality of life; Water
7	To conserve and enhance biodiversity	Biodiversity & geodiversity
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Material assets; Soil; Water
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Population & quality of life; Economic factors
10	To create vital and viable new centres which complement existing centres	Population & quality of life; Economic factors
11	To create a healthy and safe community	Health; Population & quality of life

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4 Current and Future Characteristics of the Borough

4.1 Summary of Baseline Conditions and likely evolution in absence of the Plan

4.1.1 The following sections summarise baseline data presented in the Scoping Report.

Accessibility and transport

4.1.2 Fareham borough is easily accessed via Junctions 9 (west Fareham), 10 and 11 (east Fareham) of the M27 motorway, which provides good regional and national transport links via the Strategic Road Network. The motorway junctions are all connected to the A27, which transects the borough east to west. The A32 offers connectivity to the eastern areas, crossing the borough in a north-south direction, joining the A27 in Fareham town centre. The north west of the borough can be accessed from the A27 via the A3051.

4.1.3 There are three rail stations in Fareham borough; one to the west of the borough in Swanwick, one more central in Fareham town centre and Portchester station in the east. Fareham rail station is located on the south coast rail route, and the town has direct trains to a range of destinations including London (Victoria and Waterloo), Portsmouth, Southampton, Brighton, Bristol and Cardiff. The main regional airports are: Southampton Airport, which is approximately 24km from Fareham town centre and Bournemouth which is approximately 70km away. Both Gatwick and Heathrow Airports are approximately 110km away. Two international sea ports, Portsmouth European Ferryport and Southampton cruise liner and container port, are relatively close (11km and 22km, respectively). There are extensive off the road cycling routes in Locks Heath and Whitely, and a mix of on road and off road paths in the town centre.

4.1.4 These road, rail and air links however mask potential accessibility issues in the future. Congestion on the local road network, particularly around Junctions 10 and 11 of the M27, is a major issue, and one which is likely to increase as the LDF is implemented. Due partly to Fareham's relative affluence, car ownership in the borough is higher than regional and national averages – according to the latest data available, 87.6% of households in Fareham have access to a car or van, compared to 81.4% for the South East and 74.2% for England (2011 census data). The number of households owning two or more cars is also higher than regional and national averages. This is reflected by travel to work data, where a higher proportion of the population travel by car to work than regional and national averages, and a lower proportion of people travel by public transport or walking. A large proportion of the working population also travel to destinations outside of the borough for work, highlighting a trend of out-commuting from Fareham.

Likely evolution in absence of the plan

- 4.1.5 Without the Development Sites and Policies Plan Traffic flows on the Strategic Road Network have the potential to increase as the economic climate improves and South Hampshire's population increases and measures to reduce congestion and improve the transport network may not be fully implemented.
- 4.1.6 The implementation of the Hampshire Local Transport Plan 3 will lead to improvements in sustainable transport infrastructure in the area, including measures improve accessibility to facilities and service through by locating new residential development in proximity to such facilities, as well as improvement to public transport, walking and cycling networks, and highways infrastructure.

Air quality

- 4.1.7 Existing air quality in the borough is dominated by the road network, and in particular is affected by the proximity of the M27 motorway and the A27. Subsequent to monitoring and assessment of local air quality throughout the borough, an Air Quality Management Area (AQMA) was declared for NO₂ for a section of Gosport Road in Fareham in July 2006, and in December 2007 for Portland Street in Fareham, due to continuing exceedances of the annual mean Air Quality Strategy objective of 40µg/m³. Both of these designations are due to emissions from transport. As part of the AQMA designation, continuous monitoring is being undertaken at these locations.
- 4.1.8 A fifth round of review and assessment started in 2012 with a new updating and screening assessment. The previous rounds of review and assessment identified no new risk of exceedances from new road sources and updates traffic data showed no significant changes in daily traffic flows. The 2012 assessment outlined the diffusion tube and continuous analyser data, analysis of which showed there to be no exceedances of the NO₂ objectives at relevant locations outside or inside the existing AQMAs. The 2012 assessment revealed a number of new or previously unidentified local developments which could have impacts on air quality but it was determined that a Detailed Assessment would not be required for any of these sources.
- 4.1.9 In April 2012 a new continuous automatic analyser was installed at Portland Street to measure nitrogen dioxide. This was secured via a section 106 agreement with the developer of a new food retail store at Quay Street. The conversion of the Quay Street roundabout to a "thoroughabout" was completed in November 2011 and will result in traffic coming from Gosport via the A32 and out onto the M27 via Eastern Way. Traffic will no longer pass through Portland Street. This new road layout should reduce emissions in the Portland Street AQMA. Traffic data for Quay Street indicated no need for a detailed assessment.
- 4.1.10 The two AQMAs in Fareham are located in the plan area, and proposed developments have the potential to negatively affect air quality across the borough, including the town centre, where the AQMAs are located. This is acknowledged by the Air Quality Action Plans prepared for the AQMA, which suggest that Welborne could add to Fareham town's congestion issues.

Likely evolution in absence of the plan

- 4.1.11 Traffic flows on the Strategic Road Network have the potential to increase as the economic climate improves and South Hampshire's population increases. Without the Development Sites and Policies Plan, this has the potential to affect air quality adjacent to the M27 and on roads joining the motorway and measures to reduce congestion and improve the transport network may not be fully implemented. Transport is the main source of emissions that the DSP can feasibly influence, although the plan also aims to reduce the environmental impact of local point sources of air pollution.

Biodiversity and geodiversity

- 4.1.12 The Hampshire Biodiversity Action Plan (BAP), updated in 2005, sets out a number of priority habitats for Hampshire, Southampton and Portsmouth. Alongside the county-wide BAP, the Fareham Local Biodiversity Action Plan (LBAP), which was reviewed in 2008, sets out additional habitats which are important in a Fareham Borough context. There are a range of habitats of increased biodiversity value which have been designated within the borough. This includes those linked to the River Meon and Wallington River. In this context the LBAP habitat designations listed in Table 4.1 may be present at allocated sites.
- 4.1.13 Reflecting the habitats present, Fareham borough contains a wide range of Biodiversity Action Plan Priority Species. The Hampshire Biodiversity Action Plan lists 493 Priority Species. Of these, 50 species which are representative of the various habitat types present in Hampshire are regularly reported on to gain an overall assessment of change in priority species status in a regular and consistent way. Based on reporting between 1995 and 2010, the Hampshire Biodiversity Information Centre¹² has developed a list of Hampshire BAP species which are present in the various local authority areas in Hampshire. This is accompanied by an assessment of whether their status changed between 1995 and 2010, i.e. whether numbers of each species are increasing, stable, declining, fluctuating or lost.
- 4.1.14 Table 4.2 sets out the BAP species which are present in Fareham (and their trend status between 1998 and 2010). Species Action Plans (SAPs) have, with the Habitat Action Plans prepared for the Hampshire BAP area, been produced to provide a framework for action to conserve and enhance the area's biodiversity.
- 4.1.15 Biodiversity Opportunity Areas (BOAs) are regional priority areas of great opportunity for restoration and creation of BAP habitats. BOAs do not include all the BAP habitats in a region, but contain concentrations of wildlife habitat. Delivering BAP targets through BOAs, and where applicable Local Nature Partnerships, will help achieve a landscape scale approach to conservation. There are six BOAs within Fareham borough, while the whole of Hampshire and the Isle of Wight is covered by a Local Nature Partnership.

¹² Hampshire Biodiversity Information Centre: Monitoring Change in Priority Habitats, Priority Species and Designated Areas 2010/11 (2011) http://www3.hants.gov.uk/hbic-biodiversity_monitoring_report_for_ldfs_2010-11_part_1.pdf

Table 4.1: Fareham borough LBAP habitats

Fareham Local Biodiversity Action Plan Habitats	
Ancient semi-natural woodland	Saltmarsh
Plantations on ancient woodland sites	Shingle
Secondary woodland	Maritime Cliffs
Scrub	Ponds
Hedgerows	Grazing Marsh
Unimproved grasslands	Reedbeds
Neutral grasslands	Rivers & Chalk Streams
Calcareous grasslands	Estuaries
Arable land	Amenity Grassland
Heathland	Parks, Gardens and Allotments
Intertidal Mudflats	Open Mosaic Habitats on Previously Developed Land

Table 4.2: Hampshire and selected UK BAP species reported on and condition in Fareham

Scientific name	Common name	Trend 1998-2008 (assessed in 2009)	Trend 1999-2009 (assessed in 2010)	Trend 2000-2010 (assessed in 2011)
<i>Triturus cristatus</i>	Great crested newt	Decline (continuing, accelerating)	Decline (continuing, accelerating)	Decline (continuing, accelerating)
<i>Bombus humilis</i>	Brown-banded carder bee	Increase	Increase	Increase
<i>Lucanus cervus</i>	Stag beetle	Stable	Stable	Stable
<i>Alauda arvensis</i>	Skylark	Decline (slowing)	Stable	Stable
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Decline (slowing)	Decline	Decline
<i>Caprimulgus europaeus</i>	Nightjar	Stable	Stable	Stable
<i>Lullula arborea</i>	Woodlark	Increase	Increase	Stable
<i>Luscinia megarhynchos</i>	Nightingale	Decline (slowing)	Decline	Decline
<i>Miliaria calandra</i>	Corn bunting	Decline	Decline	Decline
<i>Perdix perdix</i>	Grey partridge	Decline (continuing, accelerating)	Decline	Decline
<i>Pyrrhula pyrrhula</i>	Bullfinch	Decline (slowing)	Stable	Stable
<i>Streptopelia</i>	Turtle dove	Decline	Decline	Decline

Scientific name	Common name	Trend 1998-2008 (assessed in 2009)	Trend 1999-2009 (assessed in 2010)	Trend 2000-2010 (assessed in 2011)
<i>turtur</i>				
<i>Sylvia undata</i>	Dartford warbler	Increase	Increase	Decline
<i>Tringa totanus</i>	Redshank	Decline	Decline	Decline
<i>Vanellus vanellus</i>	Lapwing	Decline (slowing)	Stable	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Stable	Stable	Increase
<i>Cupido minimus</i>	Small blue	Decline (slowing)	Decline	Decline (slowing)
<i>Lysandra coridon</i>	Chalkhill blue	Fluctuating	Fluctuating	Fluctuating
<i>Asilus crabroniformis</i>	Hornet robberfly	Stable	Stable	Stable
<i>Chamaemelum nobile</i>	Chamomile	Stable	Stable	Stable
<i>Thesium humifusum</i>	Bastard toadflax	Stable	Stable	Stable
<i>Zostera marina</i>	Eelgrass	Decline	Decline	Stable
<i>Arvicola terrestris</i>	Water vole	Stable	Stable	Stable
<i>Eptesicus serotinus</i>	Serotine bat	Decline	Decline	Decline
<i>Lepus europaeus</i>	Brown hare	Stable	Stable	Stable
<i>Muscardinus avellanarius</i>	Dormouse	Stable	Stable	Stable
<i>Vertigo moulinsiana</i>	Desmoulin's whorl snail	Stable	Stable	Stable
<i>Apoda limacodes</i>	Festoon			
	Increase	Stable	Stable	
<i>Hypena rostralis</i>	Buttoned snout	Stable	Stable	Stable
<i>Lutra lutra</i>	Otter	Increase (2005, reported 2008)	-	-
<i>Zootaco vivipara 22</i>	Viviparous lizard	No trend data available	-	-

Scientific name	Common name	Trend 1998-2008 (assessed in 2009)	Trend 1999-2009 (assessed in 2010)	Trend 2000-2010 (assessed in 2011)
Anguis fragilis 22	Slow-worm	No trend data available	-	-
Natrix natrix 22	Grass snake	No trend data available	-	-

4.1.16 As a reflection of the diversity of habitats and species within and around the borough, there are eight Sites of Special Scientific Interest (SSSI) in the borough, covering 155ha, as well as a number of internationally designated sites (see also the HRA):

- ▶ Lee on the Solent to Itchen Estuary;
- ▶ Portsmouth Harbour;
- ▶ Titchfield Haven;
- ▶ Upper Hamble Estuary and Woods;
- ▶ Downend Chalk Pit (designated for its geological interest); and
- ▶ Portsdown Hill (designated in part for its geological interest).

4.1.17 Additionally, there is one National Nature Reserve and three Local Nature Reserves, and the Botley Wood and Everett's and Mushes Copses SSSI is located approximately 2km north of Fareham borough, within Winchester district. There are over 80 (non-statutory) Sites of Importance for Nature Conservation (SINCs) within the borough, including; ancient woodlands, grassland, heathland, coastal and wetland habitats, and sites which support notable species, as well as Road Verges of Ecological Importance, often remnants of ancient meadows and woodlands.

4.1.18 The basic underlying geology of the wider area is formed by a bed of chalk, which was laid down in the late Cretaceous Period. This is evident to the east of Fareham where an outlier of the South Downs forms the prominent ridge of Portsdown Hill. Across the remainder of the borough, this chalk is buried beneath younger deposits of sands and clays from the Paleogene and Quaternary Periods.

Likely evolution in absence of the plan

4.1.19 Without the Development Sites and Policies Plan there may be increased pressure to develop areas of relative biodiversity outside of the settlement boundaries, with possible impacts to habitats and species of local and national importance. The DSP Plan will provide a mechanism to manage the effects of undirected development, such as disturbance to habitats and species, inappropriate use of land and impacts from pollution and water run-off.

Climate change

- 4.1.20 Research by the UK Climate Projections (UKCP09) team¹³ suggested that the effects of climate change for the South East by 2050 (under a medium emissions scenario) would likely include warmer mean temperatures in summer and winter, and a decrease in annual precipitation despite an increase during the winter.
- 4.1.21 Fareham borough has significantly lower per capita carbon emissions than county (Hampshire) averages, and they are also lower than the average for the South East and England. Per capita CO₂ emissions in the borough fell by approximately 16% between 2005 and 2009, which was favourable compared to the Hampshire average (where emissions fell by approximately 13%), and similar to regional and national averages.
- 4.1.22 In relation to CO₂ emissions by end user, between 2005 and 2009 the proportion of emissions originating from industrial and commercial sources in Fareham fell slightly from 33% to 32%, with fluctuations in total emissions. In the same period the proportion of emissions from domestic sources remained broadly similar at 34%. Whilst the proportion of emissions originating from road transport fell from 32% to 31% between 2005 and 2008, in 2009 the proportion increased to 34%. Emissions from road transport and household emissions are now the two largest contributors to CO₂ emissions in the borough.

Likely evolution in absence of the plan

- 4.1.23 The Development Sites and Policies Plan does not specifically tackle climate change, and there are unlikely to be significant differences with or without the plan. It does, however, seek to balance the (climate) benefits of renewable and low carbon technologies with local environmental and amenity considerations. At the same, the Core Strategy contains policies CS15 and CS16 which promote sustainable building standards and renewable energy development.

Economic factors

- 4.1.24 Local businesses have been affected by the recent economic climate and the number of VAT and/or PAYE based enterprises in the borough has decreased at a higher rate than seen regionally and nationally since 2009.
- 4.1.25 Business survival rates in Fareham are similar to the South East and England averages between 2004 and 2010, with an overall decrease in the new business formation rate and increase in the number of closed businesses. However, the total number of VAT and/or PAYE based enterprises decreased by 3.9% in Fareham between 2009 and 2010, which is less favourable than the 2.1% decrease seen regionally, and 2.4% decrease seen in England.
- 4.1.26 In 2010 more businesses in Fareham were aged 2-9 years old than regionally and nationally. Whilst this highlights that the economy of the borough may have performed better in the last decade than regionally and nationally, the lower percentage of businesses under the age of two years old suggests that fewer start up enterprises have recently been locating in the borough.

¹³ The data was released on 18th June 2009: See: <http://ukcp09.defra.gov.uk/index.html>

- 4.1.27 The borough has a higher proportion of the workforce working in transport and communications and financial, IT and other business services than regionally and nationally. A higher proportion of the workforce is also in associate professional & technical occupations, skilled trades and sales and customer service occupations. Fareham currently has similar unemployment rates compared to regional averages. According to the Annual Survey of Hours and Earnings 2011, median weekly earnings for full time workers working in the borough were £548 compared to £554 for that in the South East and £503 in Great Britain¹⁴.
- 4.1.28 However a lower proportion of the borough's working age population has higher level qualifications compared to South East and Great Britain averages. Educational performance also continues to lag behind regional and national levels in the borough: in 2009/10, a lower proportion of students achieved 5+ GCSEs at grade A*-C (70.6%) in Fareham than regional (75.7%) and national averages (76.1%)¹⁵.

Likely evolution in absence of the plan

- 4.1.29 Without the Development Sites and Policies Plan, opportunities to regenerate parts of the borough through the delivery of suitable employment sites, and development of necessary facilities and infrastructure, may not be fully realised. However, Improvements to the economic climate are likely to increase economic opportunities in the wider south Hampshire area.

Health

- 4.1.30 Average life expectancy for men in the borough is 81.4 for men and 84.3 for women. This is higher than Hampshire as a whole (80.2 and 83.6 respectively) and significantly higher than England averages (78.3 and 82.3)¹⁶. Reflecting low levels of deprivation, crime and child poverty, indicators of health and wellbeing are favourable in Fareham when compared with the England average. Over the last ten years, death rates from all causes, early deaths from heart disease and stroke, and from cancer have improved for men and women and are better than the England averages.
- 4.1.31 Result for Fareham from the 2011 Census, 83.75% of people reported that they were in 'good or very good health', with 4.02% reporting that they were of 'bad or very bad health'. This indicates that Fareham has both higher levels of good health and lower levels of 'not good' health in comparison to regional and national trends. The 2011 Census also reported that 16.74% of people in Fareham had a limiting long-term health problem or disability; this is similar to South East averages.
- 4.1.32 Whilst Fareham in general enjoys good health, within the borough some inequalities in deprivation and life expectancy remain. Life expectancy is 4.5 years lower for men from the

¹⁴ ONS, 2011. Official Labour Market Statistics: Local Authority Profiles [online]. Available from: <https://www.nomisweb.co.uk/reports/lmp/la/2038431783/report.aspx#tabvat> [Accessed: 16th December 2011]

¹⁵ Source: Neighbourhood Statistics. Figures are for September 2009-August 2010.

¹⁶ Source: Association of Public Health Observatories, Fareham and Hampshire Health Profiles 2011: <http://www.apho.org.uk/>

most deprived areas compared to those from the least deprived areas¹⁷. Health deprivation in the Borough is concentrated in and around Fareham town, and also in Fareham North West.

- 4.1.33 Indicators of child health are also good in Fareham: the percentage of children aged under 15 who are 'not in good health' is low; tooth decay is lower than the England average; and physical activity in children is good. The percentage of children classified as obese is similar to the regional average¹⁸.
- 4.1.34 Two areas are highlighted by the Sustainable Community Strategy as potentially key health issues for the borough. In England, obesity is responsible for 9,000 premature deaths each year, and reduces life expectancy by, on average, 9 years. In Fareham, about 16.7% of Year 6 children are classified as obese¹⁹. Obesity is therefore seen as an increasing issue, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer. Alongside this, an ageing population has the potential to have implications for services in the borough. This stems from the impact of the growth of the older population on the development of health and social care services, and an ageing population will increase the dependency ratio in the borough.

Likely evolution in absence of the plan

- 4.1.35 Without the Development Sites and Policies Plan, opportunities to regenerate parts of the borough to improve health and access to services, and development of necessary facilities and infrastructure, may not be fully realised, particularly in the face of an aging population. Other baseline health trends which may not be adequately addressed without the DSP include; an increase in obesity and its associated health impacts and small scale incremental changes in health linked to exposure to potentially increasing noise and air pollution linked to an increase in traffic.

Historic environment

- 4.1.36 The historic development of the area is reflected by the area's diverse cultural heritage resource, and whilst this resource includes better known assets such as the Fort Nelson, Titchfield Abbey and the Georgian architecture of Fareham, the historic environment in the borough is broad ranging, and incorporates a wide variety of features, sites and areas. There are 434 nationally listed buildings within Fareham borough, five Scheduled Ancient Monuments, 13 conservation areas and one protected wreck site.
- 4.1.37 The historic development of the area has been influenced by a wide variety of factors including:
- ▶ The Roman occupation of the area from AD43, culminating in the building of Portchester Castle in the late 3rd century;
 - ▶ Saxon and Norman settlement;

¹⁷ Association of Public Health Observatories, Fareham Health Profile 2011: <http://www.apho.org.uk/>

¹⁸ Ibid.

¹⁹ Ibid.

- ▶ The development of Fareham as a market town from the 12th Century and subsequent expansion of naval and seaport activities;
- ▶ The development of the shipbuilding industry in the 17th/18th Centuries;
- ▶ Growth of Fareham in the Georgian and early Victorian era, linked with the proximity of the Royal Navy and naval dockyards;
- ▶ The arrival of the railway in 1841;
- ▶ Expansion of small scale industry from Victorian times, including the production of chimney-pots, leather-tanning, brewing, flour, woollen goods, sacking, timber, pottery, and clay-pipes; and
- ▶ Rapid expansion of the borough's population from the 1950s.

Likely evolution in absence of the plan

- 4.1.38 Without the Development Sites and Policies Plan unmanaged development could adversely affect the borough's heritage assets through the loss or inappropriate re-use of buildings and structures, or development not in-keeping with the setting of heritage features.

Housing

- 4.1.39 The housing stock of Fareham was 47,500 dwellings in March 2010²⁰ with 36% of dwellings in the borough detached, 37.4% semi-detached, 19.4% terraced, and 9.8% flats²¹. Approximately 86% of dwellings were owner-occupied, 4% were rented privately and 8% were local authority or housing association rented properties, making the proportion of owner occupied homes the highest in the region and fourth highest in the country. In contrast, the proportion of social and private rented housing is very low. Private sector rented housing accounts for the lowest percentage in Hampshire²².
- 4.1.40 Average house prices in Fareham are slightly lower than in Hampshire as a whole. In the period between October and December 2011, average sold house prices were £233,841 in the borough, in comparison to £265,877 in Hampshire, £268,417 in the South East and £228,385 in the UK²³. Whilst house prices have continued to fall since the peak of the market in 2007, there remains a significant demand for affordable housing in many parts of the borough.
- 4.1.41 In terms of recent housing completions in the borough, the net completion of new dwellings for the period April 2010 to March 2011 was 364. This has recently increased following the downturn in the housing market in 2008. As highlighted by the Housing Strategy for the borough, The Land Registry has published information on housing affordability for first time

²⁰ Fareham Borough Council: Annual Monitoring Report December 2011

²¹ Fareham Borough Council (2010): Housing Strategy for the Borough of Fareham 2010-2015

²² Ibid.

²³ Land Registry figures, accessed via the BBC website:

http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/html/houses.stm [Accessed 22nd March 2012]

buyers. It compares the lower quartile house prices to lower quartile earnings. The ratio for Fareham is 10.12, which places the borough in 293rd position out of 347 local authorities²⁴.

4.1.42 This places the affordability ratio in Fareham significantly below the level for other authorities in south east Hampshire. A review of housing need and affordability commissioned by Fareham Borough Council in 2009 demonstrated that the ratio between earnings and house prices, although reducing slightly in 2008, remained in excess of eight times earnings²⁵.

4.1.43 The number of households on the Local Authority Housing Register (Fareham's register of applications for social rented housing) in 2011 was 1,898, which is an increase from 1,158 in 2007, but a decrease from 1,943 in 2010. The number of households accepted as homeless in the borough was twelve in Quarter 4 in 2011, a reduction from 19 in Quarter 4 of 2005, but an increase from four in Quarter 4 of 2010²⁶.

Likely evolution in absence of the plan

4.1.44 Without the Development Sites and Policies Plan, the mix of size, type, (particularly with regards affordability) and tenure of housing within the borough is unlikely to adequately respond to the needs of its communities as the population increases.

Landscape

4.1.45 The existing landscape character of the borough reflects both natural factors, including geology, landform and ecology and human influences. Due to this interaction between natural and human influences, the historic environment and landscape character are closely linked. Urban growth and landscape change has created a landscape of mixed character consisting essentially of rural areas of unspoilt countryside and, through transitional landscapes, true urban landscapes (townscapes) of the borough's towns and settlements. Fareham borough's rural landscape types can be divided into two broad groupings; the chalklands and lowland mosaic. However, the more detailed rural landscape characterisation of Fareham is defined by thirteen rural categories with further sub-divisions.

4.1.46 The South Downs National Park came into being on the 1st April 2010 and was operational from the 31st March 2011. Part of National Park is located adjacent to the north east of Wickham, approximately 1.5km from the northern boundary of Fareham borough. The landscape of the part of the National Park nearest to the borough comprises rolling chalk downland characterised by dry valleys and dotted woodland. Any development within visible range of the National Park will need to consider both views to the South Downs, and views of the development from within the National Park.

Likely evolution in absence of the plan

4.1.47 Without the Development Sites and Policies Plan, there is a risk of coalescence of settlements in areas of high development demand through unmanaged development in the countryside.

²⁴ Fareham Borough Council (2010):Housing Strategy for the Borough of Fareham 2010-2015

²⁵ Ibid.

²⁶ Shelter Databank: http://england.shelter.org.uk/professional_resources/housing_databank [Accessed 22nd March 2012]

Material assets

- 4.1.48 Recycling rates in Fareham are slightly less favourable compared to regional and national averages. In the 2009-2010 period, approximately 38.6% of municipal waste was recycled or composted nationally and 40.6% regionally. During the same period in Fareham, 34.7% of municipal waste was recycled or composted. This is a slight decrease from 2008-2009 (39.61%)²⁷.
- 4.1.49 In relation to the reuse of brownfield land, whilst completions of housing on previously developed land increased from 81.8% in 2007/08 to 93.3% in 2009/10, recent monitoring has highlighted a significant decrease to 35.7% in 2010/11. This in part reflects the development of the Hunts Pond Road greenfield site in that monitoring period.
- 4.1.50 As highlighted by the Annual Monitoring Report 2011, there is no monitoring system currently in place in the borough to effectively monitor renewable energy production. There are however significant opportunities to expand renewable energy provision through the Development Sites and Policies Plan.

Likely evolution in absence of the plan

- 4.1.51 Although unlikely to influence recycling rates in the borough, the Development Sites and Policies Plan is a key mechanism for promoting the use of previously developed land and land within the urban area, in preference to development of greenfield sites alongside increased use of renewable energy in developments.

Population and quality of life

- 4.1.52 The total population of Fareham has recently demonstrated lower growth than that experienced regionally and nationally. In the ten years from 2001 the population of the borough has grown from 108,200 to 111,500²⁸, an overall increase of 3%. This is a lower rate of increase than the figures for the South East and England during the same period, which were 6.2% and 5.6% respectively. It is predicted that the population of the borough will grow at a relatively steady pace in the next few decades, with a projected 16% increase in the borough's population between 2008 and 2033. This is lower than the 19% expected for the South East and 18% expected for England. The age group with the greatest projected percentage change in population is 65+ years (79.7%). Just 4.8% of the borough's population is from an ethnic minority background.
- 4.1.53 Just 7.5% of Fareham Borough's population is from ethnic minorities. The data demonstrates that Fareham has a significantly lower proportion of population from ethnic minority groups compared either with South East (14.3%) or England (17.2%) averages²⁹.

²⁷ Defra: Local Authority collected waste for England – annual statistics:

<http://www.defra.gov.uk/statistics/environment/waste/wrfg23-wrmsannual/>

²⁸ Population figures in this paragraph are based on Census 2011 which is available online [accessed 30/8/13] at:

<http://neighbourhood.statistics.gov.uk/dissemination/>

²⁹ ONS 2008-based subnational populations projections:

<http://www.ons.gov.uk/ons/taxonomy/index.html?nsl=Sub-national+Population+Projections> [Accessed 23rd March 2012]

- 4.1.54 In general, deprivation in Fareham is low. Based on the Indices of Multiple Deprivation 2010 (IMD)³⁰, the Borough is ranked as the 15th least deprived out of 326 Local Authority areas in England and is the second least deprived of the districts of Hampshire. Overall the Borough is within the top 10% least deprived local authority areas in England. Alongside this, Fareham has achieved the largest positive gain in IMD rankings of all Local Authority areas in Hampshire between 2004 and 2010³¹. It should be noted that, of the deprivation which does exist in Fareham, the borough experiences higher levels of deprivation within the following “sub domains”³².
- ▶ Outdoors living environment;
 - ▶ Geographical barriers to housing and services; and
 - ▶ Adult skills.
- 4.1.55 Census 2011 data shows that 72.7% of people aged 16-74 in the borough consider themselves to be economically active, of which 3.6% are unemployed. This compares favourably to the South East (72.1% economically active, of which 4.8% unemployed) and England (69.9% and 6.3% respectively).
- 4.1.56 Data from the ONS suggests that in the period July 2010 to June 2011, unemployment in Fareham was 4.4%, which was lower than the South East average (5.9%), and lower than the national average (7.7%). Whilst unemployment in the borough was significantly below regional and national levels before the recent downturn in the economy, unemployment rose at a higher rate in Fareham than in the South East and England from 2008. More recently, unemployment in the borough has mirrored regional trends.³³
- 4.1.57 Fareham has generally low levels of crime. In 2009, the borough had a crime rate of 34 offences per 1,000 population, compared to a crime rate of 49 offences per 1,000 population in the Hampshire force area and 50 offences per 1,000 population in England and Wales³⁴.

Likely evolution in absence of the plan

- 4.1.58 Without the Development Sites and Policies Plan, access to housing and employment is likely to be impeded, with negative consequences for economic productivity and quality of life. However, employment and earnings have the potential to increase as the economic climate improves.

³⁰ Based on the rank of average score

³¹ DCLG (2010): Indices of Multiple Deprivation 2010: Local Authority Summaries:

<http://www.communities.gov.uk/publications/corporate/statistics/indices2010> [Accessed 23rd March 2012]

³² The Indices of Multiple Deprivation are comprised of seven ‘Domains’ to highlight different aspects of deprivation. These include Income; Employment; Health and Disability; Education and Skills; Barriers to Housing and Services; Crime; and Living Environment. These are subsequently separated into a number of further ‘Sub domains’.

³³ Source: <http://www.neighbourhood.statistics.gov.uk> [Accessed 23rd March 2012]

³⁴ Source, Home Office: <http://data.gov.uk/dataset/local-authority-recorded-crime-key-offences-2007-2009> [accessed 23rd March 2012]

Soil

- 4.1.59 Fareham borough has a soil resource which has developed since the last ice age 10,000 years ago. Soil quality has a strong influence on the quality of agricultural land. The Agricultural Land Classification system provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. A number of consistent criteria used for assessment include; climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, texture, stoniness). The best and most versatile land is defined as Grades 1, 2 and 3a, which is deemed to be the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals. Parts of the borough outside of urban areas are classified as the best and most versatile agricultural land, with a significant area judged as Grade 2.

Likely evolution in absence of the plan

- 4.1.60 Without the Development Sites and Policies Plan, there may be increased pressure to develop areas of high quality agricultural land outside of the settlement boundaries, resulting in permanent loss of the resource.

Water

- 4.1.61 Fareham borough overlaps with the catchment areas of three main rivers; River Hamble, River Meon and the Wallington River. The River Hamble marks the western borough boundary, splitting at Botley, north of Fareham, to form two main tributaries. The River Meon, which rises west of Petersfield, flows southwards west of the town centre, and enters the Solent downstream of Titchfield. The Wallington River rises close to Waterlooville, and flows through North Fareham, southwards into Portsmouth Harbour to the east of Fareham town centre.
- 4.1.62 A major intermediate aquifer underlies north Fareham and as such is an important source of water for the wider sub-region. In this context the most sensitive parts of the borough in terms of drinking water overlie the Portsdown Chalk Formation and Spetisbury Chalk Member. A section of North Fareham from Wallington to Crockerhillies is within a Source Protection Zone, which is the source of the Maindell public water supply abstraction. The Zone 1 Source Protection Zone is located just north of Wallington and intersects the M27. Water for Fareham borough is supplied by both Portsmouth Water, who supply water to homes to the east of the Meon River, and Southern Water, who supply the remainder of the borough. Portsmouth Water sources drinking water from a mix of natural springs, wells and boreholes and river abstraction, but water supplied to Fareham borough is mostly abstracted from the River Itchen.
- 4.1.63 Portsmouth Water is studying the River Wallington as part of its Water Framework Directive obligations. The results will inform the 2014 Business Plan and 2014 Water Resources Management Plan. The River Meon is already in “good” condition and Portsmouth Water is only studying the impact of abstraction on Titchfield Haven (Post Implementation Monitoring following the Habitats Review of Consents) which again will inform the 2014 Water Resources Management Plan. It has already implemented a licence reduction at Gaters Mill on the River

Itchen. This was an output from the Habitats Directive Review of Consents. The revised licence conditions include a stepped monthly profile and a Minimum Residual Flow (MRF) condition.

- 4.1.64 In terms of the water quality of the two main watercourses in the area, the South East River Basin Management Plan³⁵ highlights the status and objectives of the Wallington River and River Meon. In 2009 the overall status of the part of the Wallington River was “moderate”. The river was not assessed as a “good” overall status due to the presence of phosphates, the quantity and dynamics of the river’s flow, and the biological status of the river in relation to the status of fish and invertebrates present. The River Basin Management Plan’s objective is for the river to achieve “good” status by 2027, highlighting that the river is unlikely to meet Water Framework Directive targets by 2015³⁶. The status of the River Meon was more favourable, with a “good” overall status, suggesting that the river will meet Water Framework Directive targets by 2015.
- 4.1.65 Tidal and fluvial flood risk is largely limited to areas adjoining the River Test, River Hamble, Titchfield Haven/River Meon and Wallington River. Flooding from watercourses is not a significant constraint for most of the non coastal regions of the borough. However, flood risk from surface water run-off has the potential to be an issue in some urban areas, particularly; the Town Centre and Heathfield, and some localised areas within Stubbington Warsash, Sarisbury and Locks Heath³⁷.

Likely evolution in absence of the plan

- 4.1.66 The Development Sites and Policies Plan does not specifically target the efficient use of water resources or improvements to water quality. However, unmanaged development in its absence could result in an increase in the amount of land being developed in areas at risk of flooding, or the release of contaminants into water courses/bodies from the re-use of previously developed land.

4.2 Key Sustainability Opportunities and Challenges

Box 2: Key Sustainability Opportunities and Challenges

Accessibility and transport

- ▶ Many key roads and junctions in the wider area suffer from severe congestion and long journey times. This also affects the quality of public transport provision.
- ▶ The scale of proposed development, together with anticipated growth in the demand for travel from existing communities within the sub-region, will place further demand on already stretched transport networks. In this context demand management measures will be required to limit the effects of growth in the area.
- ▶ Development located close to the M27 motorway has the potential to encourage car use and increase congestion in the area. This has the potential to lead to issues linked to, for example poor air quality, increased noise pollution, health issues, poor quality of the public realm and

³⁵ Environment Agency and Defra (December 2009): River Basin Management Plan South East River Basin District

³⁶ The Water Framework Directive target is for all watercourses to meet “good” biological and chemical water quality by 2015.

³⁷ PUSH Strategic Flood Risk Assessment: <http://maps.hants.gov.uk/push>

increased greenhouse gas emissions.

- ▶ Existing bus services are likely to be inadequate to meet the needs of future growth associated with the new allocations. This raises significant accessibility issues for those without access to a car.
- ▶ Local accessibility issues especially affect people who experience social exclusion, with linked issues related to personal security, cost, lack of easy-to-understand travel information and reliability of services.
- ▶ In keeping with Fareham's local cycling strategy, cycle networks should be extended according to site allocations and incorporated into DPDs.

Air quality

- ▶ Increased traffic flows generated by the site allocations could add to overall emissions and pollutants associated with transport (NH₃, SO₂, NO_x, VOCs and PM), leading to worsening air quality across the wider borough.
- ▶ Increases in traffic flows may also undermine efforts to improve air quality in the existing Air Quality Management Areas in the borough, including at Gosport Road and Portland Street.

Biodiversity and geodiversity

- ▶ Potential impacts on BAP habitats and species from new developments. Protected species are also present within the borough.
- ▶ There are significant opportunities for biodiversity enhancement in the area, including at the landscape scale. Six Biodiversity Opportunity Areas (BOAs), which are regional priority areas of great opportunity for restoration and creation of BAP habitats are present across the borough.
- ▶ Potential effects on Botley Wood and Everett's and Mushes Copses SSSI, of which two thirds of the site is currently in an 'unfavourable recovering' condition. A majority of the statutory nature conservation sites are located in coastal locations.
- ▶ Rivers and standing water in the area, including ponds and ditches, are at risk from development, bank modification, pollution, non native species and poor management. Changes in water supply, drainage patterns or a drop in the water table are also affecting associated habitats.
- ▶ Hedgerows are important local biodiversity assets some of which may be lost to development.
- ▶ There are significant opportunities for tree planting and improved management of woodland through the development of the site allocations. This will help alleviate threats to parkland and veteran trees, including from development pressures, poor management and fragmentation.
- ▶ Enhancements to the area's green infrastructure network will support local and sub-regional biodiversity networks by helping to improve connectivity for habitats and species.
- ▶ Improvements in local ecological networks will support biodiversity's adaptation to climate change.
- ▶ Geodiversity is a key contributor to the area's natural (and built) environment.
- ▶ Access to the natural environment should be maintained and supported by the DPD. However, measures will need to be taken to ensure that disturbance impacts within Solent European sites are not exacerbated.

Climate change

- ▶ Potential increases in greenhouse gas emissions linked to an increase in the built footprint of the borough. This includes increased car use and travel, housing provision and employment.
- ▶ Per capita emissions in the borough are significantly lower than Hampshire averages, and lower than the averages for the South East and England, and per capita emissions have been falling at a faster rate than that seen for Hampshire. The DPD should therefore seek to support continued and ongoing reductions in per capita emissions in the borough.
- ▶ Road transport and domestic emissions are the two largest contributors to carbon dioxide emissions in the borough. The DPD should seek to limit emissions from these sources through energy efficiency, renewable energy provision and the promotion of sustainable transport.
- ▶ The DPD should seek to support adaptation to risks linked to climate change through appropriate design and layout, and the incorporation of features which will maximise the resilience of the borough to the effects of climate change, such as sustainable drainage systems and green and blue infrastructure provision.

Economic factors

- ▶ Local businesses have been affected by the current economic climate. The number of VAT and/or PAYE based enterprises in the borough has decreased at a higher rate than seen regionally and nationally since 2009.
- ▶ The proportion of the workforce with higher level qualifications is lower than regional and national averages.
- ▶ Educational attainment in Fareham at Key Stage 4 lags behind regional and national averages
- ▶ There is a high rate of out commuting from the borough, due in part to a disparity between housing and employment provision.

Health

- ▶ Health inequalities exist between the most and least deprived areas of the borough.
- ▶ Fareham, in common with many other areas, is experiencing an ageing population. This will have implications for health service provision and accessibility to other services, facilities and amenities.
- ▶ The priorities for action identified for Fareham include heart disease and cancer, alcohol, healthy ageing, and childhood obesity.

Historic environment

- ▶ Potential effects on the historic environment from inappropriate or poor design and layout of housing, employment, community and retail provision.
- ▶ Potential direct effects on both designated and undesignated historic environment features as a result of development.
- ▶ Development in the borough has the potential to lead to effects on the setting of historic environment features (such as the listed buildings present in the area) and historic landscapes.
- ▶ Traffic growth stimulated by increased housing and industry has the potential to lead to effects on the historic environment over a wider area. This includes effects on the historic

environment in surrounding settlements.

- ▶ Archaeological remains, both seen and unseen, have the potential to be affected by new development areas.

Housing

- ▶ House prices in Fareham, whilst lower than Hampshire averages, are higher than other authorities (e.g. Havant and Gosport) in south east Hampshire.
- ▶ Affordability of housing is a key issue for Fareham; the ratio between earnings and house prices in the borough remains in excess of eight times earnings.
- ▶ Annual house completions in the borough have fallen since the highs of 2006-07 and 2007-08, but recovered slightly in 2010-11 when compared to 2009-10.
- ▶ An ageing population in the borough will increase demand for certain types of housing.

Landscape

- ▶ Effects on landscape quality from residential, employment and retail growth linked to the DPD.
- ▶ Further loss of tranquillity from increasing traffic flows and new transport infrastructure.
- ▶ Effects on historic landscapes and cultural heritage assets and their settings.
- ▶ Potential effects on landscape quality from poor design and layout of new development areas.
- ▶ Pressures on non-designated sites and landscapes: loss of key landscape features such as woodland or hedgerows.
- ▶ Green Infrastructure: there are significant opportunities to improve linkages between areas of open space, parks and the open countryside.

Material assets

- ▶ There is a need to safeguard minerals deposits from sterilisation, particularly those listed as Minerals Safeguarding Areas.
- ▶ Whilst household recycling rates are favourable compared to national averages, municipal waste compared unfavourably with regional and national averages. Continued improvements should be sought to meet national targets and to accommodate growth.
- ▶ New local recycling centres will be required to serve new allocations.
- ▶ There is significant potential to utilise recycled and reused materials through development in the borough.
- ▶ There are significant opportunities to increase the capacity of the borough's renewable energy generation.

Population

- ▶ Population growth in the borough will increase pressures on housing, services and infrastructure.
- ▶ An ageing population and an increased dependency ratio in the borough has the potential to lead to implications for service provision.
- ▶ Whilst crime rates are low in the borough, perceptions of security and fear of crime are an issue

for many residents.

- ▶ Unemployment has increased at a higher rate than regionally and nationally since the downturn in the economy in 2008.
- ▶ Whilst in general, levels of deprivation in Fareham are low, the IMD sub domains for outdoors living environment, geographical barriers to housing and services, and adult skills are those which the borough performs least favourably.
- ▶ Promoting high quality design and the development of a high quality and multifunctional green infrastructure network in the area will be a key contributor to quality of life in the borough.

Soil

- ▶ A majority of the borough is underlain with areas of the best and most versatile agricultural land.
- ▶ Growth has the potential to lead to an increase in soil erosion, and loss of productivity and function.

Water

- ▶ Groundwater quality is a significant issue, especially as the wider borough area is dependent on groundwater for drinking water. The presence of the Source Protection Zones in the north east will require the close management of surface water runoff. This area overlaps with the SDA.
- ▶ Whilst most of the borough is not within areas at significant risk of flooding, downstream flood risk (including in settlements such as North Wallington and Titchfield), and issues related to surface water run off and sewerage flooding will need to be considered and managed through site allocations.
- ▶ The water quality of the Wallington River is unlikely to meet Water Framework Directive targets by 2015. The borough should support ongoing improvements to the water quality of the river.
- ▶ Waste water will need to be effectively managed through the development of the borough.
- ▶ The Shoreline Management Plan for 3 of Fareham's coastal units (Meon road to Shore road, except cross Solent infrastructure) have a short term policy of No Active Intervention (NAI).

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5 Assessment of Alternative Options

5.1 Assessing the Plan's Objectives against the SA Objectives

5.1.1 The DSP Plan, as part of the overall Local Plan for Fareham borough, inherits the strategic objectives of the Core Strategy. These are reproduced in Box 3.

Box 3: Fareham Local Plan Strategic Objectives (from Adopted Core Strategy, August 2011)

SO1: To deliver the South Hampshire Strategy in a sustainable way, focusing development in Fareham, the Strategic Development Area north of Fareham and the Western Wards.

SO2: To promote and encourage the efficient re-use of previously developed land and buildings in accordance with the principles of high quality and sustainable design.

SO3: To deliver a sub regionally important strategic employment site at the former Daedalus Airfield and provide a range of other employment opportunities to enable companies to both expand and locate within the borough, including locally important clusters, whilst maintaining workforce skills and low levels of unemployment.

SO4: To increase the vitality, viability and accessibility of centres, focussing on delivering an expansion of Fareham town centre and enhancement of the district centres at Portchester and Locks Heath through promoting a mix of uses, including public space to enhance their social and economic focus. Retail provision at Stubbington local centre will be increased, whilst the role of the local centres at Park Gate, Titchfield and Warsash will be maintained.

SO5: To ensure development provides and/or contributes to timely and appropriate transport infrastructure and mitigation measures to support the needs of development, and provide and/or contribute to public transport and quality pedestrian and cycle links to reduce dependence on the car.

SO6: To plan for housing growth of 3,729 dwellings (between 2006-2026) in a sustainable way, focussing on previously developed land and buildings within the existing urban area and to provide a range of dwelling sizes and tenures which take into account existing and future housing needs. To achieve a target of 100 affordable homes per year until 2016.

SO7: To create an enhanced public transport role for Fareham town centre through creating a new public transport interchange at Fareham Railway Station. To deliver a Bus Rapid Transit system which will link the SDA (Eco town) and associated business park, Fareham town centre and improve access to and from the Gosport peninsula.

SO8: To deliver a new sustainable settlement to the north of Fareham, creating 6,500-7,500 homes, up to 90,750sqm employment floorspace, a new district centre and other supporting retail and community provision.

SO9: To improve accessibility to and facilitate the development and expansion of leisure, recreation, community, education, open space and health facilities and services. Achieve better access to green spaces close to where people live and work, to encourage healthy active lifestyles.

SO10: To manage, maintain and improve the built and natural environment to deliver quality places, through high quality design sustainability and maintenance standards, taking into account the

character and setting of existing settlements and neighbourhoods and seeking safe environments which help to reduce crime and the fear of crime.

SO11: To protect and enhance access to green infrastructure, the countryside, coast and historic environment and protect the separate identity of settlements, including through the designation of strategic gaps.

SO12: To safeguard and ensure the prudent use and management of natural resources, increase energy and water efficiency and encourage and promote the use of renewable energy sources to help adapt to climate change, and manage pollution and natural hazards, avoid inappropriate development in areas at risk of flooding, secure improvements in air and water quality and ensure effective waste management.

5.1.2 Table 5.1 presents a compatibility appraisal of the Core Strategy objectives against the SA Objectives. The assessment shows that the plan objectives broadly support the full range of SA Objectives and that there is a good degree of compatibility between the two sets of objectives. Some potential for conflict exists between plan objectives which drive towards economic, housing or larger scale development, and SA Objectives which provide for environmental protection, but these largely depend on the how the objective would be implemented.

Table 5.1: Compatibility assessment between plan objectives and SA Objectives

SA ↓	Core Strategy Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	✓	✓	✓	✓	✓	?	✓	x	?	✓	✓	✓
4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓
6	✓	✓	✓	?	✓	✓	✓	x	✓	✓	✓	✓
7	✓	✓	?	?	✓	?	✓	x	✓	✓	✓	✓
8	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓
9	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	✓
10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	✓
11	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
✓	Compatible			?	Potentially incompatible			x	Incompatible			

5.2 Responding to the Requirements of the SEA Directive

5.2.1 The SEA Directive requires that the Environmental Report should consider:

'Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex I (h)).

- 5.2.2 In response the Sustainability Appraisal has followed an iterative process of assessment. Following a Call for Sites in 2007 and late 2011, the Council identified a shortlist of 61 sites that could help to implement Core Strategy policy, selected in accordance with the Council's published draft site assessment methodology. The shortlisted sites, together with approximate development quanta, were supplied to the assessment team to carry out an initial High Level Assessment (HLA) exercise.
- 5.2.3 The approach to the HLA was highly spatial; in the first instance all proposed sites for allocation were assessed with a focus on their location in relation to nearby environmental and sustainability constraints. Draft development management policies were subsequently assessed to establish whether they would lead to additional sustainability impacts. The results of the assessment were passed back to the Council in summer 2012 and, through further stages of iterative assessment, the shortlist was reduced to 34 sites for possible allocation (see Figure 5.1). These were included in the Draft Development Sites and Policies Plan and consulted on between October and November 2012.

5.3 Assessment of the Draft Development Sites and Policies Plan

- 5.3.1 The appraisal results for the Draft Development Sites and Policies Plan are discussed in the following sections and summarised in the matrix presented at Appendix E. HLA findings for other site options from earlier in the planning process, and which were considered to be reasonable alternatives but not proposed for allocation in the draft plan, are given at Appendix F.
- 5.3.2 The HLA uses the SA Framework to evaluate each option. For each site, with reference to onsite or nearby environmental constraints, the impact of the proposal on the SA Objectives was assessed (Strong Negative, Negative, Neutral, Positive or Strong Positive). Through this approach the appraisal has evaluated the likely sustainability performance of each option against each of the eleven SA Objectives within the SA Framework. The likely sustainability performance of each draft policy was subsequently appraised using the same method.

Site ID 40: Bus Depot, Gosport Road

Closest European site and other environmental constraints within approx. 250m

- ▶ Adjacent to Flood Risk Zone 3 and partially within Zone 2
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (adjacent south/west)
- ▶ Lowland mixed deciduous woodland BAP (c.20m south)

- 5.3.3 A 1.49 ha site currently a bus depot site within the urban area. The proposed development is residential of approximately 32 dwellings. This proposed site development implies mainly negative and neutral impacts on the SA Objectives, although has some positive affects due to its accessible urban location. The following Objectives are negatively affected;

Fareham BC Site Allocations - Borough-Wide

Final Allocations (Oct2012)

- Type

- Employment
- Fareham Town Centre
- Housing
- Green Land (Winchester)
- New Community North of Fareham
- Fareham Town Centre
- Urban Area
- Fareham Boundary
- District Boundaries



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ENVIRONMENTAL CONSULTING
Tower Point
44 North Road
Brighton
BN1 1YR

Scale 1: 69,073	Date Oct2012
Created by SS	Reviewed by NP

Drawing number
UE-0108_Final_Alloc_Sites
_borough-wide_081012

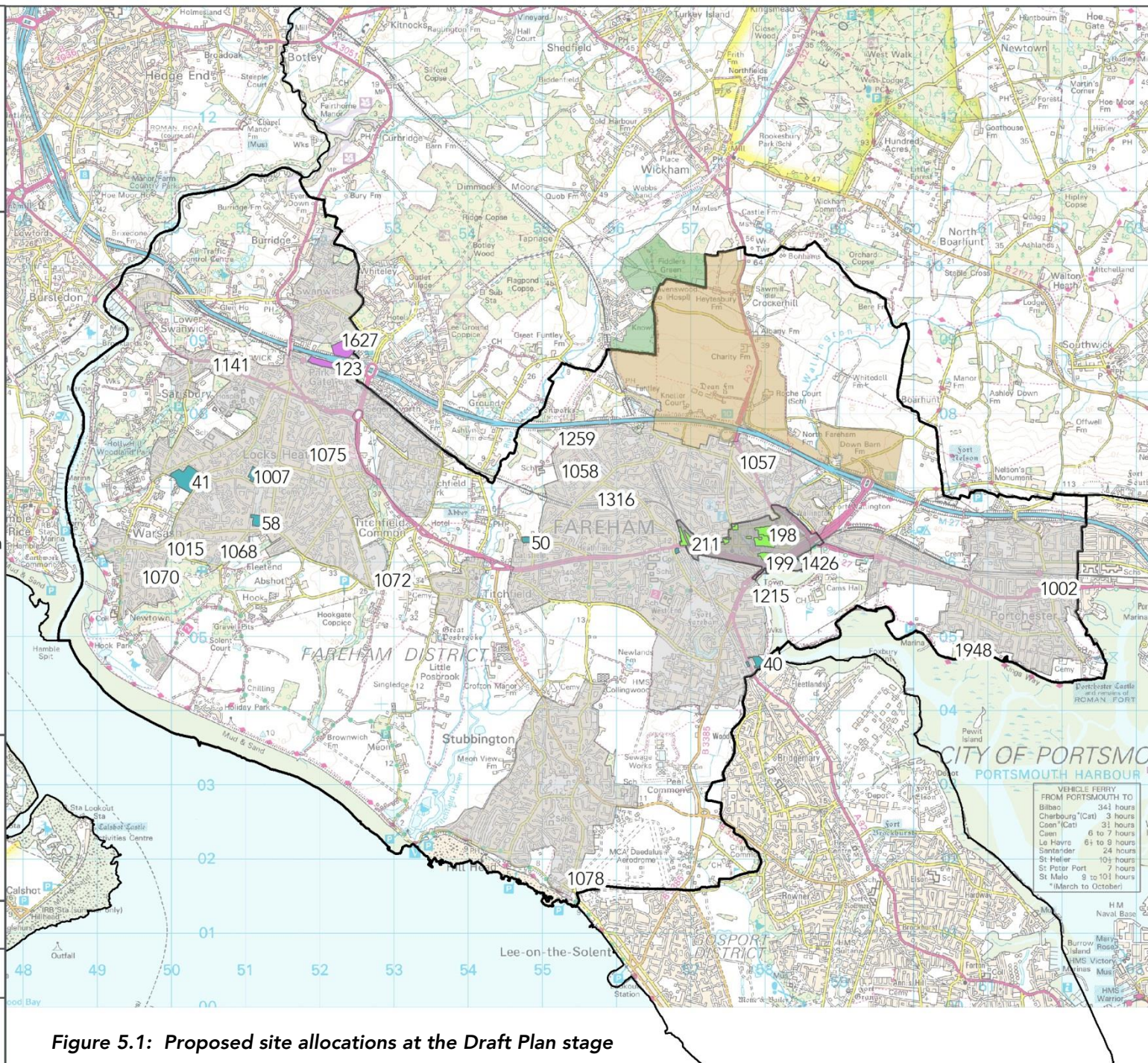


Figure 5.1: Proposed site allocations at the Draft Plan stage

- 5.3.4 Objective 5 – The proposed site is adjacent to Flood Zone 3 and partially within Zone 2. According to the PUSH Strategic Flood Risk Assessment climate change mapping, part of the site is within an area that could be affected by coastal flooding in the year 2115. Sections of the site are possibly unsuitable for residential homes. Proposal would require a Flood Risk Assessment (FRA) and would need to pass the exception test. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water.
- 5.3.5 Objective 6 – The site is c.400m southwards from the Gosport Road Air Quality Management Area (AQMA). There is likely to be cumulative impacts as additional dwellings may contribute to road traffic. Traffic and air quality modelling should be used to assess the potential impact on the AQMA. The site area is likely to contain land contamination (previous uses include; tramway power station, bus depot, former garage and land infill). The development poses a risk to contamination dispersal, both to ground water and air borne. Further assessment is required to determine to levels of risk. The nearby ecological receptors are significant and therefore any pollution impacts are likely to be high. A remediation plan is required, which includes prevention measures to prevent pollutants entering water pathways.
- 5.3.6 Objective 7 – The site has a number of ecological constraints. Primarily, there is a potential adverse impact on the adjacent Portsmouth Harbour SPA/SSSI/Ramsar (south/east). The site is also adjacent to an area of BAP lowland mixed deciduous woodland and is bordered by Tree Preservation Order (TPO) trees, north of site. Appropriate ecological assessment and mitigation is required. Further impacts on the European sites will be ascertained through the Habitats Regulation Assessment (HRA) being conducted in conjunction with the SA.

Site ID 41: Peters Road

Closest European site and other environmental constraints within approx. 250m

- ▶ Southern part of the site is Grade 1 and 2 agricultural land
- ▶ Solent and Southampton Water SPA/Ramsar and Solent Maritime SAC (c.820m west)

- 5.3.7 An 8.95ha partially greenfield site within the urban area. The proposal is to build approximately 249 dwellings, 49 of which are the subject of an extant planning permission. The site has mainly neutral or positive effects on the SA Objectives, but the following are expected to be negatively impacted.
- 5.3.8 Objective 3 – There are substantial wooded areas on site, and part of the area is subject to a TPO. The area is partially greenfield, and so development would result in the loss of a green buffer at the edge of the urban area.
- 5.3.9 Objective 6 – The site is adjacent to a watercourse and, although there are no known contamination issues, development carries the risk of a pollution incident affecting the aquatic environment. A Construction Environment Management Plan (CEMP) should be prepared and implemented as part of development proposals.
- 5.3.10 Objective 7 – The wooded areas present on site are mapped as lowland mixed deciduous woodland on the Hampshire Biodiversity Action Plan (BAP) habitat maps. These areas are at risk of being lost to development, or placed under additional stress as a result of increasing

recreational use, garden dumping, fly-tipping and so on. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected through policy or statute. For example, bats are known to be present in the area and could potentially roost on site. Ecology surveys will be necessary to establish the biodiversity value of the site, and presence of protected or notable species. The findings should influence the development design and ecological mitigation strategy.

Site ID 50: Hinton Hotel, Catisfield Lane

Closest European site and other environmental constraints within approx. 250m

- ▶ Meon Valley Meadows and Woodland SINIC (c.270m west)
- ▶ Flood Risk Zone 3 (c.270m west)
- ▶ Titchfield Abbey Conservation Area (small section onsite)
- ▶ Catisfield Conservation Area (Small section onsite)
- ▶ Close to a number of listed buildings (closest, c.10m west)
- ▶ Grade 3 agricultural land on very small section of site (onsite north)
- ▶ Solent and Southampton Water SPA and Ramsar (c.1.7km south)

- 5.3.11 A 0.82 ha site, within the urban area and currently a hotel. The proposed use is residential yielding approximately 20 – 35 dwellings. This proposed site development mainly has neutral or positively impacts on the SA Objectives. However, the following objectives are negatively impacted;
- 5.3.12 Objective 2 and 3 – The site is close to a number of listed buildings and within two Conservation Areas. The closest listed building is Fishers Hill Post Office (c.10m). The close proximity of heritage assets indicates a potential for buried archaeological assets and raises the possibility of negative effects. Precautions should be taken to prevent damage from demolition, construction and construction traffic, dust and vibration. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance are the conservation areas. The development would be in direct visual range from both Titchfield Abbey and Catisfield. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area.
- 5.3.13 Objective 6 – The area currently contains; storage tanks, boiler house, wood burning boiler and an area of burning for waste disposal. Development, in the long term, would reduce sources of pollution. However, as contaminants are likely to be present, impacts to ground water and air quality as a result of construction works are likely. Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required.
- 5.3.14 Objective 7 – The site has previously shown to be inhabited by bats in the past. Additionally, although some distance from the SINIC, there are some onsite TPOs and a potential for protected species to be present. The appropriate ecological surveys and mitigation will be required.

Site ID 58: East of Raley Road

Closest European site and other environmental constraints within approx. 250m

- ▶ Locks Heath - Areas 3 and 4 SINC (c.180m south)
- ▶ Flood Risk Zone 3 (c.200m south east)
- ▶ Solent Maritime SAC (c.1.5km south west)
- ▶ Solent and Southampton Water Ramsar (c.1.5km south west)
- ▶ Solent and Southampton Water SPA (c. 2km south west)

- 5.3.15 A 2.12 ha greenfield site, within the urban area. The proposed use is residential yielding between 20 and 50 dwellings; the site is part of an existing housing allocation. This proposed site development mainly has neutral and positive impacts on the SA Objectives. However, Objectives 3 and 7 are negatively impacted.
- 5.3.16 Objective 3 – The site is undeveloped and includes an area Tree Preservation Order. Development of the site risks a loss of TPO trees and could reduce visual amenity from surrounding residences.
- 5.3.17 Objective 7 – The site is relatively close to a SINC (c. 180m South), although impacts to this area are unlikely. The area does however contain, and is adjacent to, lowland mixed deciduous woodland BAP habitats, which are also TPO areas. The open area consists mainly of grassland/scrub, and badgers and reptiles have been recorded on site. Therefore, protected species are likely to be present and the appropriate ecological assessment and mitigation will be required.

Site ID 123: Little Park Farm Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Whitely meadow SINC (c.80m north of M27)
- ▶ Gull Coppice (South-West) SINC (c.80m north of M27)
- ▶ Ashley Wood, Fareham SINC (c.150m north of M27)
- ▶ Ancient Woodland Inventory (two areas, closest east c. 20m)
- ▶ Adjacent and onsite Lowland mixed deciduous woodland BAP habitat
- ▶ Listed building - Little Park Farm House. (c.120m south) (although separated by rail track)
- ▶ Solent Maritime SAC (c.2.5km north west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2.5km north west)

- 5.3.18 A 5.29 ha site on the periphery, but within the urban area, and is currently used as residential, kennels and amenity paddocks. The proposal is to transform the area to business, general industry, storage/distribution and *Sui Generis* (miscellaneous industry). The proposed site has mainly positive and neutral impacts on the SA Objectives. However, two of the Objectives are negatively impacted;
- 5.3.19 Objective 3 – The site currently consists of mostly open space, patches of woodland and tree lined paddocks. Depending on the future use, design, and amount of hedgerows and trees

retained, the local landscape character may be negatively affected. It is recommended that a network of hedges and trees is maintained.

- 5.3.20 Objective 7 – Due to the distance from the proposed development site, it is unlikely that the further afield European sites will be affected. Similarly the SINCs, which are within close proximity, are unlikely to be unaffected as they are separated and shielded by the M27 motorway. However, there are habitats present onsite, which could support protected species. The appropriate ecological assessment and subsequent mitigation will be required.

Site ID 154: Maytree Road, Fareham Town Centre

Closest European site and other environmental constraints within approx. 250m

- ▶ Gillies Woodland SINC (c.50m south)
- ▶ Flood Zone 2 and 3 (c.135m south)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.715m south east)
- ▶ Lowland Mixed Deciduous Woodland BAP habitat (c.57m south)

- 5.3.21 A 0.71 ha site within the town centre, currently comprises a former car sales showroom and forecast, tyre and exhaust centre, and a mixed use retail, business and residential block. The proposal is to develop the area for employment, retail, food and professional services, with residential development yielding between 32 and 45 dwellings. The proposed site has mainly positive impacts on the SA Objectives, including some strong positive influences. The proposal to develop the area for residential, employment and recreation delivers a number of sustainable features which strengthens the vitality of Fareham Town Centre. However, there is one objective which is negatively impacted and should be considered.

- 5.3.22 Objective 6 – The site is located close to two AQMAs; Gosport Road (c.766 m) and Portland Street (c.640 m). Any contribution to traffic pollution as a result of the development is likely to have cumulative impact in combination with other nearby allocations. Additionally the site has potential land contamination from a number of high risk historic uses, including; two petrol stations, two car repair workshops, brick works and an electric substation. Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required. To manage risk, a Construction Environment Management Plan (CEMP) should be constructed and adhered to.

Site ID 198: Civic Quarter, Civic Way, Fareham Town Centre

Closest European site and other environmental constraints within approx. 250m

- ▶ Osbourn Road Conservation Area (adjacent north)
- ▶ Fareham High Street Conservation Area (adjacent east)
- ▶ Numerous listed buildings (closest: twelve adjacent to site boundary)
- ▶ Flood Zone 2 and 3 (c.195m east)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.393m south)

- 5.3.23 A 3.35 ha site within the town centre, currently used as a mixture of community facilities and car parking. The proposal is to develop the area for mixed use as retail, multi-storey car parking, offices, hotel, health facilities, open space, and residential consisting of between 36 and 90

dwellings depending on the final mix of uses. The proposal has positive impacts on a number of SA Objectives. However, in addition to positive impacts the proposal also seemingly replaces employment and valuable community facilities, such as a healthcare centre and a library. As a result a number of objectives (9, 10 and 11) are neutralised. There are a number of objectives which are negatively impacted and should be considered;

- 5.3.24 Objective 2 and 3 – The site is close to a large number of listed buildings within the Osbourn Road and Fareham High Street conservation area, which abuts the north and east site boundary. The close proximity of heritage assets also indicates a potential for buried archaeological assets. Precautions should be taken to prevent damage from construction, construction traffic, and construction dust and vibration. A CEMP should be devised and adhered to in order to detail and manage the protection of these heritage assets. Of additional importance is the conservation area itself. The development would be in close contact with the two conservation areas. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment is required to assess designs and mitigate any negative impact on the landscape character of the area.
- 5.3.25 Objective 6 – The site has potential land contamination from a number of high risk historic uses, including; gravel pits and an electricity substation. Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required. A CEMP should be constructed and adhered to, to manage any risk.

Site ID 199: Market Quay Car Park, Quay Street, Fareham

Closest European site and other environmental constraints within approx. 250m

- ▶ Fareham High Street Conservation Area (c.77m east)
- ▶ Town Quay Conservation Area (c.60m south)
- ▶ Numerous listed buildings (closest: The Crown Public House, c.42m north)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.114m south) (A27 in between)
- ▶ Coastal saltmarsh BAP (c.110m south)
- ▶ Mudflat BAP (c.113m south)
- ▶ Portland Street AQMA (c.14m west)
- ▶ Flood Zone 2 and 3 (c.75m south)

- 5.3.26 A 1.29ha brownfield site which is currently used as a surface car park. Proposals are for a mixed use redevelopment with the main element likely to be a joint theatre/library/arts/performance space as well as a multi-storey car park. Further blocks will accommodate retail on the ground floor with flats or offices above. There is also potential for a hotel and between 0 and 20 dwellings depending on the final mix of uses. The proposal has a number of positive impacts on the SA Objectives, mainly due to the accessible urban location within Fareham Town Centre. However, three of the objectives are negatively impacted;
- 5.3.27 Objective 2 and 3 – The site is close to four listed buildings, to the north. Additionally, Fareham High Street conservation area is nearby to the east and Town Quay conservation area, is across the M27 motorway to the south. The adjacent heritage assets also indicate a high probability of buried archaeological assets. Precautions should be taken to prevent damage from

construction, construction dust and vibration and traffic. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance are the conservation areas. The development is likely to be visible from both, although likely to be shielded from Town Quay by the motorway. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area.

- 5.3.28 Objective 6 – The site is located close to two AQMAs; Gosport Road (c.650m) and Portland Street (c.235m). Any contribution to traffic pollution as a result of the development must be assessed in combination with other Town Centre allocations, which would affect the same AQMAs. The site area is likely to contain land contamination from previous uses which poses a potential risk of contamination via air borne particles. Site investigations and a remediation strategy will be required.
- 5.3.29 Objective 7 – There are potential adverse impacts on the nearby Portsmouth Harbour SPA/SSSI/Ramsar (south). Although some impacts could be shielded by the M27 motorway, cumulative and direct impacts are likely. The appropriate ecological assessment and mitigation is required for the SSSI features, whilst further impacts on the European sites will be ascertained through the HRA being conducted in conjunction with the SA.

Site ID 211: Fareham Railway East

Closest European site and other environmental constraints within approx. 250m

- ▶ Gillies Woodland SINC (c.135m south)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.900m south east)
- ▶ Lowland Mixed Deciduous Woodland BAP habitat (closest, c.45m north)

- 5.3.30 A 1.58 ha site within the town centre, currently of mixed use, including a fire station, an aggregates depot and a car park. The proposal is to develop the area for offices, mixed town centre uses and residential development yielding between 20 and 40 dwellings. The proposed site has mainly positive or neutral impacts on the SA Objectives, mainly due to the plans to develop the existing centre, delivering accessible employment opportunities within Fareham Town Centre. However, two of the objectives are negatively impacted and should be considered;
- 5.3.31 Objective 6 – The site is located close to two AQMAs; Gosport Road (c.945 m) and Portland Street (c.820 m). Any contribution to traffic pollution as a result of the development is likely to be low due to the site's size and proposed use. However, cumulative impacts in combination with other allocations affecting the same AQMAs should be considered. Additionally, the site contains land contamination from current and historic uses. Appropriate testing and remediation measures will be required to assess the level of contamination avoid dispersing the contaminants further.
- 5.3.32 Objective 7 – The adjacent woodland has been designated as lowland mixed deciduous BAP habitat and TPO woodland. Further afield is a great crested newt breeding pond (designated a SINC), suggesting the likely presence of newts in suitable terrestrial habitat within the grounds.

The appropriate ecological assessment and mitigation will be required for the existing buildings and the surrounding area, with particular regard to bats and great crested newts. Trees, including their roots should be avoided and preserved during construction and development should be timed to avoid any breeding birds within the woodland.

Site ID 212: Fareham Station West

Closest European site and other environmental constraints within approx. 250m

- ▶ Three Listed buildings within 250m (closest is Gate Piers at Bishopwood, c. 210m away)
- ▶ Gillies Woodland SINC (c.200m south)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1020m south east)
- ▶ Lowland Mixed Deciduous Woodland BAP habitat (adjacent west)
- ▶ TPO area (onsite and adjacent west)

5.3.33 A 1.23 ha site within the town centre, currently a brownfield site at the railway station, although the aggregates depot part of the site would not be developed. The proposal is to develop the area for residential (between 0 and 25 dwellings depending on the final mix of uses), commercial, retail and care home. The proposed site has mainly positive impacts on the SA Objectives, including some strong positive influences. The proposal is to develop the area for commercial, retail, residential and care homes, delivers a number of sustainable features which strengthen the vitality of Fareham Town Centre. However, there are two objectives which are negatively impacted and should be considered;

5.3.34 Objective 6 – The site is located close to two AQMAs; Gosport Road (c.1 km) and Portland Street (c.900 m). Any contribution to traffic pollution as a result of the development is likely to be low due to the site’s proposed use. However, cumulative impacts in combination with other allocations affecting the same AQMAs should be considered. The site has potential land contamination and given the site is close to a waterway which flows into the Gillies Saltmarsh SINC and Portsmouth Harbour SPA/Ramsar/SSSI, adequate controls will be required. Similarly, surface water run-off will require SuDS, to prevent any accidental pollution incidents affecting Portsmouth Harbour.

5.3.35 Objective 7 – Primarily, there is a potential adverse impact on the adjacent and onsite woodland. The site boundary on the western side should be adjusted to avoid any loss in biodiversity and construction work timed to avoid breeding birds. Protected species could be present or impacted. Therefore the appropriate ecological assessment and mitigation is required.

Site ID 1002: Land at corner of A27 and Station Road, Portchester District Centre

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Flood Zone 2 (adjacent at southern edge)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI/BOA (c.655m south east)

5.3.36 A 0.22 ha undesignated piece of incidental green space, comprising of mown lawn with some tree lines currently used as a recreational space. The proposal is residential yielding five dwellings. The site is in a highly accessible location within the urban area, although at the edge

of Flood Zone 2. The proposal has mainly positive or neutral effects with the exception of those in relation to Objective 6.

- 5.3.37 Objective 6 – The site is at the edge of Flood Zone 2. Depending on the location of development within the site, a Flood Risk Assessment will be required. Development designs should seek to reduce overall risk of flooding from all sources where practical.

Site ID 1007: Land at Heath Road, Locks Heath

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (onsite)
- ▶ TPO tree and TPO area (onsite)
- ▶ Locks Wood, Fareham SINC (c.95m north)
- ▶ Solent Maritime SAC (c.1.9km west)
- ▶ Solent and Southampton Water Ramsar/SPA (c.1.9km west)

- 5.3.38 A 3.23 ha brownfield site within the urban area, comprising mostly of woodland. The proposal is mix of house types, comprising between 60 – 80 dwellings. The proposal has wide range of impacts on the SA Objectives, from very positive to very negative. The site is well positioned in relation to the community centre, associated facilities and sustainable transport links, which all positively affect the objectives. However, the site is a green field woodland area, an important open space for; biodiversity (see below), community use, connected green infrastructure and positively influencing the visual landscape.

- 5.3.39 Objective 7 – There is a SINC 95m north of the proposed development site. There are potential direct impacts through increased visitors and indirect as a result of the habitat loss at the development site. The site consists entirely of semi-natural habitat, most of which is lowland mixed deciduous woodland BAP habitat and TPO area. It is likely that there is significant flora and fauna of ecological value, including protected species (e.g. bats) and breeding birds. Development would result in permanent loss in biodiversity. The appropriate ecological assessment will be required to ascertain the ecological value of the site and devise any mitigation requirements.

Site ID 1015: Land to rear of Swinton Hall, 80 Warsash Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ The Thatched Cottage Grade II Listed Buildings (c.95m south)
- ▶ Site is adjacent to Flood Zones 2 and 3 which lie to the east
- ▶ Warsash Common LNR and Land South of Dibles Road SINC (c.105m south)
- ▶ Solent Maritime SAC and Solent and Southampton Water SPA/Ramsar (c.800m south)
- ▶ Lowland mixed deciduous woodland and BAP habitat (onsite)

- 5.3.40 A 0.17ha site which is currently vacant. It has potential for around 5 residential units, most likely to be in the form of detached or semi-detached housing. The proposal has mainly positive or neutral effects on the SA Objectives, with the exception of Objective 7.

- 5.3.41 Objective 7 - There is a SINC and LNR 105m south of the site, with part of the site is mapped as lowland mixed deciduous woodland BAP habitat. It is likely that there is significant flora and fauna of ecological value, including protected species (e.g. bats) and breeding birds. Development would result in permanent loss in biodiversity. The appropriate ecological assessment will be required to ascertain the ecological value of the site and devise any mitigation requirements.

Site ID 1057: Citroen Garage, Wickham Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (onsite)
- ▶ TPO woodland (onsite)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1470m south)
- ▶ Four listed buildings (closest – barn at Furze Hall Farm c.110m north)
- ▶ Pond at 9 Kiln Road SINC (cited for great crested newt pond) (c. 290m west)

- 5.3.42 A 0.34 ha urban site, which is currently a car sales and repair garage. The site is a proposed residential development of 10-14 units. As outlined below, the main environmental constraints affecting the site are the onsite woodland and the nearby great crested newt pond, which has been designated a SINC. There are a number of listed buildings within 250m of the site. However, the site is unlikely to be close enough to lead to significant impacts.

- 5.3.43 Objective 3 – The proposed site contains a significant area of mature woodland. Development could have an impact on the visual landscape character of the area, depending on the area of trees to be retained. The woodland and individual trees should be retained, where possible to do so, and incorporated into the final designs.

- 5.3.44 Objective 6 – The site contains land contamination from historic uses, which include; petrol station and site of mineral excavation. Appropriate testing and remediation measures will be required to assess the level of contamination avoid dispersing the contaminants further.

- 5.3.45 Objective 7 – The onsite woodland is part of a larger urban area, which has been designated as lowland mixed deciduous BAP habitat and TPO woodland. Further afield is a great crested newt breeding pond (designated a SINC), suggesting the likely presence of newts in suitable terrestrial habitat within the grounds. The appropriate ecological assessment and mitigation will be required for the existing buildings and the surrounding area, with particular regard to bats and great crested newts. Trees, including their roots should be avoided and preserved during construction and development should be timed to avoid any breeding birds within the woodland.

Site ID 1058: Former Community Facilities, Wynton Way

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Patches of urban Lowland mixed deciduous woodland BAP habitat (closest c.215m north)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.2950m south east)

- 5.3.46 A 0.43 ha urban site which was a former community facility. The site is a proposed residential development of eight to ten units, of which a proportion will be affordable. There are minimal environmental constraints nearby and as such the SA Objectives are either positively affected or unaffected.

Site ID 1068: Land at Fleet End Road, Warsash

Closest European site and other environmental constraints within approx. 250m

- ▶ Listed building: Jolly Farmer PH (c.30m south west)
- ▶ Lowland mixed deciduous woodland BAP (onsite)
- ▶ Locks Heath - Areas 3 and 4 SINC (c.36m south east)
- ▶ Locks Heath – Area 1 SINC (c.225m south east)
- ▶ Locks Heath – Area 2 SINC (c.170m south)
- ▶ Flood Risk Zone 3 (c.50m south)
- ▶ Solent Maritime SAC (c.1.2km south west)
- ▶ Solent and Southampton Water Ramsar (c.1.2km south west)

- 5.3.47 A 0.89 ha site in total, comprising of four land parcels within the designated urban area. The proposal is to build 19 residential units. The proposed site development has a number of neutral or positive impacts on the SA Objectives. However, the following objectives are negatively impacted;
- 5.3.48 Objective 2 – The Jolly Farmer PH is one of the land parcels which make up the proposed development area. Whilst the listed building is not part of the development itself, it is within close proximity to the construction site. A CEMP should be devised and adhered to in order to manage the protection of the building.
- 5.3.49 Objective 6 – It is likely that the site contains land contamination from land infill at the site of the pub car park. Appropriate testing and remediation measures will be required to assess the level of contamination avoid dispersing the contaminants. There is a water way c.70m south, which is connected to the nearby SINC and the further afield European sites.
- 5.3.50 Objective 7 – The site intersects an area of lowland mixed deciduous woodland BAP habitat, which is part of a designated SINC (c.36m east). The open area also consists mainly of grassland/scrub. Therefore, protected species are likely to be present and the appropriate ecological assessment and mitigation will be required.

Site ID 1070: Land off Church Road, Warsash

Closest European site and other environmental constraints within approx. 250m

- ▶ Listed building: Thatched Cottage (c.225m south west)
- ▶ Lowland mixed deciduous woodland BAP (onsite)
- ▶ Land South of Dibbles Road SINC (adjacent east)
- ▶ Warsash Common Local Nature Reserve (adjacent east)
- ▶ Flood Risk Zone 2 & 3 (adjacent east)
- ▶ Solent Maritime SAC (c.374m south west)
- ▶ Solent and Southampton Water Ramsar (c.374m south west)

- 5.3.51 A 0.88 ha site within the urban area, currently a brownfield site. The proposal is to build 36 residential units. The site has a number of positive impacts, mainly due to the delivery of affordable housing in the urban area, which is relatively close to local services and community facilities. Whilst the proposal has more positive than negative impacts on the SA Objectives, there are negative impacts, including a significant impact on Objective 7.
- 5.3.52 Objective 6 – The site was previously a scrap yard and within close to a landfill site. Construction is likely to disturb contaminants, potentially releasing pollution to air or water pathways. The site is adjacent to a waterway which is upstream of the River Hamble (European designations). The nearby ecological receptors are significant and therefore any pollution impacts are likely to be high. A remediation plan is required, which includes prevention measures to prevent pollutants entering water pathways.
- 5.3.53 Objective 7 – This Objective is significantly negatively impacted. The site poses a number of significant risks to the nearby areas of nature conservation (see above). These potential impacts on the European sites will be ascertained through the HRA which is being conducted in conjunction with the SA. Additionally, adjacent to the site is a SINC and Local Nature Reserve. These nature conservation areas of local importance are also designated BAP habitat, which extend onto a majority of the site. The appropriate ecological assessment and mitigation will be required.

Site ID 1072: Land to rear 399-417 Hunts Pond Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Ancient Woodland (to east / north-east)
- ▶ The Wilderness SINC (to east / north-east)
- ▶ Lamberts Coppice SINC (to east / north-east)
- ▶ Hookgate/North Heath/Chilling Moor Copses SINC (c.120m south)
- ▶ Bowling Green and Kites Croft SINC (to east / north-east)
- ▶ Kites Croft Local Nature Reserve (adjacent on eastern boundary)
- ▶ Flood Zone 3 (onsite eastern boundary)
- ▶ Lowland mixed deciduous woodland BAP habitat (onsite eastern boundary)
- ▶ Solent and Southampton Water SPA/Ramsar (c.1.7km south east)

- 5.3.54 A 1.34 ha greenfield parcel within an urban area, the site is within an unimplemented housing allocation which is partly built up. The proposal is to develop the land for residential use of 17 dwellings. The proposal positively impacts a number of the SA Objectives due to the accessible urban location of the site. However, there are a number of objectives which are negatively affected;
- 5.3.55 Objective 5 – A small part of the site where a waterway crosses the area is within Flood Zone 3. Flood Zone 3 constitutes land having a greater than 1% annual probability of river flooding or greater than 0.5% of sea flooding, in any year. The site will require a sequential test and assessment to rule out alternative sites, in favour of this site. Alternatively, as the area is on the eastern periphery, building designs could avoid this area. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water.

- 5.3.56 Objective 6 – The site may contain contaminants from previous developments on adjacent land. Construction may disturb contaminants, potentially releasing pollution to air or water pollution pathways. The site contains a waterway (eastern side), which is upstream of Southampton Water (European designations present). The nearby ecological receptors are significant and therefore any pollution impacts are likely to be high. A remediation plan is required, which includes prevention measures to prevent pollutants entering water pathways.
- 5.3.57 Objective 7 – This Objective is significantly negatively impacted. The site poses a number of significant risks to the nearby areas of nature conservation (see above). These potential impacts on the European sites will be ascertained through the HRA which is being conducted in conjunction with the SA. Additionally, adjacent to the site are two SINCS and a Local Nature Reserve, some of which classified as Ancient Woodland. These nature conservation areas of local importance are also designated BAP habitats, which extend onto the eastern area of the site. The area consists of semi natural habitats and is likely to contain protected species e.g. dormouse. The appropriate ecological assessment and mitigation will be required, with specific focus on the eastern boundary.

Site ID 1075: 33 Lodge Road (previously referred to as Nook Caravan Park)

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Solent Maritime SAC (c.2.6km west)
- ▶ Solent and Southampton Water Ramsar (c.2.6km west)

- 5.3.58 A 0.68 ha urban site, which currently contains a derelict caravan park and bungalow. The proposed use is residential comprising of 20 – 24 units. The proposals have largely positive effects on the SA Objectives, owing to its central and accessible urban location, with few environmental constraints and nearby community facilities and services. The site has been derelict for some time, which suggests that species of ecological interest may be present.
- 5.3.59 Objective 7 – The site has some mature trees, hedgerows and predominantly made up of unmanaged grassland. The appropriate ecological assessments and mitigations will be required. Trees and hedgerows should be retained where possible.

Site ID 1076: 335-357 Gosport Road, Fareham

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Flood Zone 3 and 2 (c.80m east)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.100m east)
- ▶ Lowland mixed deciduous woodland (adjacent south)

- 5.3.60 A 0.23 ha brownfield site within the urban area. The proposed development is residential consisting of eight to ten dwellings. This proposed site development has mainly positive or neutral impacts on the SA Objectives, although negatively affects Objectives 6 and 7;
- 5.3.61 Objective 6 – The site is c.400m southwards from the Gosport Road AQMA. There is likely to be cumulative impacts as additional dwellings may contribute to road traffic. Traffic and air quality modelling should be used to assess the potential impact on the AQMA. The site area is likely to

contain land contamination (previous uses include; tramway power station, bus depot, former garage and possible land infill). The development poses a risk to contamination dispersal. The nearby ecological receptors are significant and therefore any pollution impacts are likely to be high. A remediation plan is required, which includes prevention measures to prevent pollutants entering water pathways.

- 5.3.62 Objective 7 – Primarily, there is a potential adverse impact on the nearby Portsmouth Harbour SPA/SSSI/Ramsar (south/east) through noise disturbance, increased visitor usage and pollution (see above). The site is also adjacent to an area of BAP lowland mixed deciduous woodland. Appropriate ecological assessment and mitigation is required. Further impacts on the European sites will be ascertained through the HRA being conducted in conjunction with the SA.

Site ID 1078: Land at Stubbington Lane, Fareham

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Seafield Park SINC (c.230m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.280m south)
- ▶ Flood Zone 2 and 3 (c.225m south)
- ▶ Floodplain grazing marsh BAP (c.210m south)
- ▶ Eutrophic standing water BAP (c.95m west)

- 5.3.63 A 0.39 ha site currently open space, on the periphery but within the urban area. The proposed development is residential of consisting of around ten dwellings. This proposed site development has many neutral impacts on the SA Objectives, although positively affects two. There are two objectives negatively affected and one uncertain impact;

- 5.3.64 Objective 6 – The site was previously Ministry of Defence grounds and is opposite Daedalus Airfield. There is likely land contamination at the site because of this historical ownership. However, the appropriate soil testing would be required to confirm this.

- 5.3.65 Objective 7 – The site itself is heavily grazed and is bordered by hedgerows with a number of nearby areas of ecological value. The site is adjacent to an open area of non BAP woodland, which is connected to BAP habitats, Solent BOA and the nearby SINC, west of site. Appropriate ecological assessment and mitigation is required. There are potential adverse impact on the nearby Solent and Southampton Water SPA/Ramsar. Further impacts on the European sites will be ascertained through the HRA being conducted in conjunction with the SA.

- 5.3.66 Objective 9 – Employment within Fareham borough is relatively distant. The closest identified area is Newgate Lane Industrial Estate, which is 3.5 km away, and alternative sites in Fareham are more accessible in terms of local employment. However, Daedalus Airfield is part of an Enterprise Zone and subject to regeneration plans including new employment and other uses.

Site ID 1141: 118 Bridge Road, Sarisbury

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Sarisbury Green Conservation Area (c.205m west)
- ▶ Lowland mixed deciduous woodland BAP habitat (closest, c.87m north east)

- ▶ Solent Maritime SAC (c.1140m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.1285m west)

- 5.3.67 A 0.26 ha site within the urban area, currently used as a car sales garage. The proposed use is residential yielding between five and twelve dwellings. The proposal has mainly positive or neutral impacts on the SA Objectives. Of particular significance is the site's good accessibility to community facilities and sustainable transport links. There are two negative impacts;
- 5.3.68 Objective 3 – The site is relatively close to a conservation area. Depending on the design and height of the new residential area, the visual character from the nearby conservation area at Sarisbury Green may be affected. The building should not detract from the landscape character.
- 5.3.69 Objective 6 – The site contains land contamination from historic and current uses, which include; petrol station and car repair. Appropriate testing and remediation measures will be required to assess the level of contamination.

Site ID 1215: Seaye House & Adjoining Commercial Properties, Lower Quay Road

Closest European site and other environmental constraints within approx. 250m

- ▶ Gillies Saltmarsh SINC (c. 166m north west)
- ▶ Bathinghouse Grove and Cams Coastline SINC (c.177m east)
- ▶ Flood Risk Zone 2 and 3 (onsite)
- ▶ Eleven listed buildings (closest, c.7m Rope Walk Cottage)
- ▶ Town Quay Conservation Area (onsite)
- ▶ Gosport Road AQMA (c. 225m south west)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI/BOA (c.42m east)
- ▶ Mudflats BAP habitat (c.42m south)
- ▶ Flood plain grazing marsh BPA (adjacent south east)

- 5.3.70 A 0.12 ha site currently a number of industrial units within the urban area. The proposed development is residential, consisting of five to twelve dwellings. This proposed site development has a number of positive impacts on the SA Objectives due to the central, accessible, urban location. However, there are a number of nearby constraints which will require substantial mitigation;
- 5.3.71 Objective 2 and 3 – The site is close to a number of listed buildings within the adjacent Town Quay Conservation Area. The closest is Rope Walk Cottage, a grade II building c.7m from the site boundary. The close proximity of heritage assets also indicates a potential for buried archaeological assets and raises the possibility of negative effects. Precautions should be taken to prevent damage from construction and construction traffic, dust and vibration. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance is the conservation area itself. The development would be in direct visual range from the western side of Town Quay. Building design should be of high standards and preserve or enhance the character of the area. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area.

- 5.3.72 Objective 5 – The proposed site is partially on Flood Zone 2 and 3. According to the PUSH Strategic Flood Risk Assessment climate change mapping, part of site is within an area that could be affected by coastal flooding in the year 2025. The small sections of the site affected are possibly unsuitable for residential homes. Proposal would require a FRA and to pass the exception test. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water.
- 5.3.73 Objective 6 – The site is c.225m north of the Gosport Road AQMA. There is likely to be cumulative impacts as additional dwellings will contribute to road traffic. Traffic and air quality modelling should be used to assess the potential impact on air pollution at the AQMA. Additionally, the site has a history of industrial uses and therefore is likely to have land contamination. Construction is likely to disturb contaminants, potentially releasing pollution to air or water pathways. The site is in a flood zone (see above), c.42m from Portsmouth Harbour (designated for national and international importance). The nearby ecological receptors are significant and therefore any pollution impacts from contamination are likely to be high. A remediation plan is required, which includes prevention measures to prevent pollutants entering water pathways.
- 5.3.74 Objective 7 – This objective is significantly negatively impacted. The site poses a number of significant risks to the nearby areas of nature conservation of local, national and international importance, including impacting birds and a pollution risk (see above). The appropriate ecological assessments and mitigation will be required. The potential impact on European sites will be ascertained through the HRA which is being conducted in conjunction with the SA.
- 5.3.75 Objective 9 – The existing site is currently being utilised by commercial offices. Whilst the suitability of the site to accommodate viable businesses cannot be determined without further information, transforming the use from business to residential has a negative impact on Objective 9.

Site ID 1259: Hope Lodge, Fareham Park Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Iron Mill Coppice SINC (c.50m west)
- ▶ Hookhouse Coppice SINC (c.130m north)
- ▶ Ancient Woodland (closest c. 22m north west)
- ▶ Lowland mixed deciduous woodland BAP habitat (onsite)
- ▶ TPO trees (onsite)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.3175m south east)

- 5.3.76 The proposed site is a 0.41 ha urban site, which is currently a residential area. The proposal is a residential development, consisting of seven dwellings. The SA Objectives are mainly positively affected or unaffected by the proposed development. However, there are two constraints that impact two of the objectives;
- 5.3.77 Objective 6 – The site is in close proximity (c.250m) to an Iron Works, which is indicated on Ordnance Survey maps. Appropriate testing and remediation measures will be required to assess the level of potential contamination.

- 5.3.78 Objective 7 – There are a number of nearby sites of local ecological importance, of most significance are Iron Mill Coppice SINC and the patch of Ancient Woodland (also designated as BAP habitat) to the east. There is also a small patch of BAP woodland habitat onsite. The site is likely to support protected species and as such, the appropriate ecological assessment and subsequent mitigation will be required.

Site ID 1286: Land at Russell Place (rear of 163-183a West Street), Fareham Town Centre

Closest European site and other environmental constraints within approx. 250m

- ▶ Gillies Woodland SINC (c.245m south)
- ▶ Osbourn Road Conservation Area (c.150m north east)
- ▶ Five listed buildings (closest: War memorial at Holy Trinity Church c.90m south)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.590m south east)

- 5.3.79 A 0.49 ha site within the town centre, currently used as surface car parking, retail and commercial with some residential flats. The proposal is to develop the area for residential yielding between 20 and 30 dwellings. The proposed site has mainly positive impacts on the SA Objectives, including some strong positive influences. The proposal to develop the area for residential and employment delivers a number of sustainable features. The development potentially promotes sustainable travel, and strengthens the vitality and economy of Fareham Town Centre. However, there is one objective which is negatively impacted and should be considered.

- 5.3.80 Objective 6 – The site is located close to two AQMAs; Gosport Road (c.820m) and Portland Street (c.440 m). Any contribution to traffic pollution as a result of the development is likely to have cumulative impact in combination with other nearby allocations. Additionally the site has potential land contamination from a number of high risk historic uses, including; garages, undertakers and dry cleaners. Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required. A CEMP should be constructed and adhered to, to manage any risk.

ID 1308: 157 White Hart Lane and Land to Rear

Closest European site and other environmental constraints within approx. 250m

- ▶ TPO Trees (Onsite)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI/BOA (c.410m south)

- 5.3.81 The site is a 0.39 ha area, currently used as a residential site and is within the urban area. The proposal is residential, consisting of an unknown number of dwellings. The proposed site has mainly positive and neutral impacts on the SA Objectives. Although, one of the Objectives is negatively impacted;

- 5.3.82 Objective 7 – Although there are no nature conservation sites which are within 250m, garden habitats are present and an existing building is onsite. Therefore the site could support bats and other woodland protected species such as dormice. The appropriate ecological assessment and subsequent mitigation will be required. The site is also located relatively close to the nationally and internationally important Portsmouth Harbour, designated as a

SPA/Ramsar/SSSI and BOA. Although the development site boundary is 410m from the designated site, cumulative impacts from other nearby site allocations may affect the designation features and species. The potential impacts to European designated features will be assessed through the HRA being conducted in conjunction with the SA.

Site ID 1316: Collingwood House, Gibraltar Close

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (c.85m south)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.2330m south east)

- 5.3.83 A 0.28 ha site, which is currently a residential home. The proposal is to redevelop the site maintaining the current use as a residential units or a care home, yielding a net gain of six dwellings. There are minimal environmental constraints nearby and as such the SA Objectives are either positively affected or unaffected.

Site ID 1381: Croft House, Redlands Lane

Closest European site and other environmental constraints within approx. 250m

- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1090m east).
- ▶ Lowland Mixed Deciduous Woodland BAP habitat (adjacent west and north)
- ▶ Three Listed buildings within 250m (closest is Bishopwood, c. 85m away)

- 5.3.84 A 0.32 ha site within the urban area, currently used as a day centre. The proposal is to develop the area for residential use, consisting of 13 houses or ten apartments and six houses. The proposed site has mostly positive impacts on the SA Objectives, mainly due to the accessible urban location and close proximity to Fareham Town Centre. However, three of the objectives are negatively impacted;
- 5.3.85 Objective 6 – The site is located close to two AQMAs; Gosport Road (c.1 km) and Portland Street (c.1.1 km). Any contribution to traffic pollution as a result of the development is likely to be negligible due to the small site size. However, cumulative impacts in combination with other allocations affecting the same AQMAs should be considered.
- 5.3.86 Objective 7 – The site is adjacent to an area of lowland mixed deciduous woodland BAP habitat. Designs should retain and protect these trees. Additionally, protected species are likely to be present, with particular regard to bats in the existing buildings, which will require demolition. The appropriate ecological assessment and mitigation will be required.
- 5.3.87 Objective 11 – The site is close to Fareham Town Centre so the proposal supports sustainable growth around the centre. However, the current usage is a daycentre and changing usage to residential decreases accessible healthcare services and facilities for local residents, negatively impacting Objective 11.

Site ID 1394: Land at Sea Lane, Stubbington

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Shingle Beach seaward of Saltern Park SINC (c.233m south)

- ▶ Solent and Southampton Water SPA/Ramsar (c.182m south)
- ▶ Flood Zone 2 and 3 (c.140m south)
- ▶ Floodplain grazing marsh BAP (c.140m south)
- ▶ Eutrophic standing water BAP (c.127m west)
- ▶ Solent BOA (c.117m south west)

- 5.3.88 A 0.25 ha site currently open space used for grazing is on the periphery of but within the urban area. The proposed development is residential consisting of five dwellings. This proposed site development has many neutral impacts on the SA Objectives, although a number of negative impacts;
- 5.3.89 Objective 4 and 11 – The site is on the periphery of the urban area and does not promote accessibility. The site is relatively distant from local services, community facilities and sustainable travel options, such as; shops, healthcare, schools, regular bus services and a train service.
- 5.3.90 Objective 7 – The site itself is heavily grazed and is bordered by hedgerows with a number of nearby areas of ecological value. The site is adjacent to an open area of non BAP woodland, which is connected to BAP habitats, Solent BOA and nearby SINC, west of site. Appropriate ecological assessment and mitigation is required. There are potential adverse impact on the nearby Solent and Southampton Water SPA/Ramsar from construction works and increased visitor usage. Further impacts on the European sites will be ascertained through the HRA being conducted in conjunction with the SA.
- 5.3.91 Objective 9 – Employment is relatively distant. The closest identified area is Newgate Lane Industrial Estate, which is circa four km away. Alternative sites in Fareham are more accessible in terms of local employment.

Site ID 1413: Telephone Exchange, Fareham Town Centre

Closest European site and other environmental constraints within approx. 250m

- ▶ Osbourn Road Conservation Area (c.115m north)
- ▶ 27 listed buildings (closest: Wall and Gate Piers at 24, c.107m north)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.440m south)

- 5.3.92 A 0.2ha site currently housing a telephone exchange, the proposal is to redevelop the site for residential yielding approximately 12 – 18 units. The proposed site has a number of positive impacts on the SA Objectives, mainly due to the accessible urban location within Fareham Town Centre. However, two of the objectives are negatively impacted;
- 5.3.93 Objective 2 and 3 – The site is relatively close to a large number of listed buildings, a majority of which are within the Osbourn Road conservation area, which is north of the site. The close proximity of heritage assets also indicates a high probability of buried archaeological assets. Precautions should be taken to prevent damage from construction traffic dust and vibration. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance is the conservation area itself. The development is nearby a conservation area, although given the urban location and depending on building height, the

site is likely to be shielded by the surrounding buildings. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area. In the long-term, however, suitable redevelopment of the site is likely to enhance the townscape.

- 5.3.94 Objective 6 – The site is located close to two AQMAs; Gosport road (c.800m) and Portland Street (c.270m). Any contribution to traffic pollution as a result of the development must be assessed in combination with other Town Centre allocations, which would affect the same AQMAs.

Site ID 1424: Land at Corner of Trinity Street and Osborn Road

Closest European site and other environmental constraints within approx. 250m

- ▶ Osborn Road Conservation Area (adjacent east)
- ▶ Ten listed buildings (closest: Holy Trinity Rectory, c.25 m east)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.633m south east)

- 5.3.95 A 0.43ha site currently housing a youth centre and car park, the proposal is to redevelop the site for residential yielding between ten and 20 dwellings, and including a new youth centre. The proposed site has a number of positive impacts on the SA Objectives, mainly due to the accessible urban location within Fareham Town Centre. However, two of the objectives are negatively impacted;

- 5.3.96 Objective 2 and 3 – The site is close to a number of listed buildings, a majority of which are within the Osborn Road conservation area, which is adjacent to the east of the site. The adjacent heritage assets also indicate a high probability of buried archaeological assets. Precautions should be taken to prevent damage from construction, construction dust and vibration and traffic. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance is the Osborn Road conservation area as the development is directly adjacent. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area. In the long-term, however, suitable redevelopment of the site is likely to enhance the townscape.

- 5.3.97 Objective 6 – The site is located close to two AQMAs; Gosport Road (c.980m) and Portland Street (c.465m). Any contribution to traffic pollution as a result of the development must be assessed in combination with other Town Centre allocations, which would affect the same AQMAs.

Site ID 1426: Land to rear of Red Lion Hotel and Bath Lane

Closest European site and other environmental constraints within approx. 250m

- ▶ Fareham High Street Conservation Area (adjacent north)
- ▶ Town Quay Conservation Area (c.150m south west)
- ▶ Numerous listed buildings (closest: Courts Warehouse, c.33m north)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.130m south) (A27 in between)

- ▶ Coastal saltmarsh BAP (c.250m south)
- ▶ Mudflat BAP (c.128m south)
- ▶ Portland Street AQMA (c.235m west)
- ▶ Flood Zone 2 and 3 (c.127m south)

- 5.3.98 A 0.79ha site, currently vacant land with a car park. Redevelopment proposals could include a number of uses such as hotel, business and residential. It is expected that the site would yield a minimum of ten dwellings, possibly rising to 30 depending on the configuration with other uses. The proposed site has a number of positive impacts on the SA Objectives, mainly due to the accessible urban location within Fareham Town Centre. However, three of the objectives are negatively impacted;
- 5.3.99 Objective 2 and 3 – The site is close to a large number of listed buildings within Fareham High Street conservation area, which is adjacent to the north. The adjacent heritage assets also indicate a high probability of buried archaeological assets. Precautions should be taken to prevent damage from construction, construction dust and vibration and traffic. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance is the impact to Fareham High Street conservation area as the development is directly adjacent. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area. In the long-term, however, suitable redevelopment of the site is likely to enhance the townscape.
- 5.3.100 Objective 6 – The site is located close to two AQMAs; Gosport road (c.650m) and Portland Street (c.235m). Any contribution to traffic pollution as a result of the development must be assessed in combination with other Town Centre allocations, which would affect the same AQMAs.
- 5.3.101 Objective 7 – There are potential adverse impacts on the nearby Portsmouth Harbour SPA/SSSI/Ramsar (south). Although some impacts could be shielded by the M27 motorway, cumulative and direct impacts are likely. The appropriate ecological assessment and mitigation is required for the SSSI features, whilst further impacts on the European sites will be ascertained through the HRA being conducted in conjunction with the SA.

Site ID 1627: Solent Business Park – Phase 2

Closest European site and other environmental constraints within approx. 250m

- ▶ Seven SINCs are within 250m of the site, mainly to the north and east, but including three patches on site. SINCs on site are Gull Coppice (South-West Remnant), Whiteley Meadow (Plot 2184) and Ashley Wood, Fareham. SINCs off site are Gull Coppice (Central), Gull Coppice (West), Gull Coppice, and Whiteley Meadow 3
- ▶ Grade 4 Agricultural Land
- ▶ Solent Maritime SAC (c.2.6km west)

- 5.3.102 A 10.01ha greenfield (woodland) site that is allocated for employment uses and has a previous permission for 23,526sq.m of B1 and B1c floorspace (offices). It is adjacent to junction 9 of the

M27. The proposal has mainly neutral effects on SA Objectives, with strong positive effects on Objective 9 (economy). However, a number of Objectives are negatively impacted.

- 5.3.103 Objective 3 – There are substantial wooded areas on site, with the east and west edges of the site being particularly important areas of trees. The area is partially greenfield, and so development would result in the loss of a green buffer at the edge of the urban area.
- 5.3.104 Objective 4 – Although the site is in an accessible location, and would deliver accessible jobs, its position adjacent to junction 9 of the M27 means proposed development is likely to be a significant generator of commuting trips by car.
- 5.3.105 Objective 7 – Approximately 60% of the site is designated as SINC, with further related SINCS being present off site to the north and east. Although there may be opportunities to protect and enhance some of these areas through development, there are also risks of negative impacts during construction and development.

Site ID 1914: Fareham Shopping Centre

Closest European site and other environmental constraints within approx. 250m

- ▶ 102 Grade II or II* Listed Structures fall within 250m
- ▶ Three Conservation Areas: Fareham High Street, Osbourn Road and Town Quay
- ▶ Portland Street AQMA (c.150m south)
- ▶ Portsmouth Harbour SPA/Ramsar (c.280m south) and Bath Lane Recreation Ground potential wader roost (c.250m south)

- 5.3.106 A 3.23 ha site close to the centre of the Town Centre, currently used as a shopping centre. The centre closes at 6pm, after which it acts as a physical barrier between the north and southern parts of the Town. The proposal is to make better use of the upper floors, but also to potentially re-align and "open up" the central walkway through the Centre making it publicly accessible at all times of the day and night. The creation of a new "street" could allow for a number of residential units, offices or a hotel to occupy the upper floors, potentially yielding around 35 dwellings depending on the layout. The proposal has mainly positive effects.
- 5.3.107 Objective 2 – Despite the high number of listed structures and Conservation Areas in the locality, the nature of the proposal is such that, post-construction, the overall effect would be to enhance the setting and character of these assets.
- 5.3.108 Objective 6 – Redevelopment is likely to generate air pollutants through dust and possible release of contaminants to air. This may combine with already high levels of pollution at Portland Street AQMA to the south to lead to cumulatively significant effects.
- 5.3.109 Objective 7 – The relative proximity of Portsmouth Harbour SPA/Ramsar and Bath Lane Recreation Ground uncertain site for wader roosting means that it is difficult to rule out the risk of impacts to these areas. Such impacts will be assessed in greater detail through the accompanying HRA.

Site ID 1948: Windmill Grove

Closest European site and other environmental constraints within approx. 250m

- ▶ Flood Risk Zone 2 (on site) and 3 (adjacent to south)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI/BOA (40m to south)

- 5.3.110 A 0.59 ha site currently a vacant industrial site. The proposal is residential, yielding between 18 and 24 dwellings. This proposed site development mainly has negative and neutral impacts on the SA Objectives, with three of the negatively affected objectives strongly affected.
- 5.3.111 Objective 5 – The primary negative influence on this objective is due to the coastal location, which is within Flood Risk Zones 2 and adjacent to Flood Zone 3. According to the PUSH Strategic Flood Risk Assessment climate change mapping, the site is also within an area likely to be affected by coastal flooding by the year 2055. Where the development intersects flood zones, an FRA would be required and the exception criteria met. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water.
- 5.3.112 Objective 6 – The site has onsite land contamination and considering the site’s location, the risk of pollution dispersal is significant and the impact would be high. Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required. A CEMP should be developed and adhered to, to manage any risk.
- 5.3.113 Objective 7 – The development site boundary is immediately adjacent or very close to locally, nationally and internationally important habitats within Portsmouth Harbour. Adjacent habitats have been identified as important to wader and wildfowl species, including dark-bellied Brent Geese. The potential impacts to European designated features will be assessed through the HRA being conducted in conjunction with the SA. Protected species are likely to be present and the appropriate ecological assessment and mitigation will be required, such as avoidance of breeding and overwintering birds.

5.4 Assessment of Additional Options

- 5.4.1 Following consultation on the Draft Development Sites and Policies Plan a number of additional sites came forward for consideration as possible development allocations. The sites were proposed for a range of uses including residential, employment and sites for gypsies, travellers and travelling showpeople. They were subject to targeted consultation during 2013 and accompanied with high level appraisal findings, which are described in the following sections. The site of the Genesis Centre, Locks Heath, came forward in late 2013 and a high level assessment for this site is also included below.

Fareham Borough Development Sites and Policies Plan		SEA Objectives										
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1995	Land to rear of Coldeast Close (H13)	+	0	+	+	0	0	0	0	0	+	+
1996	Land to rear of 123 Bridge Road (H12)	+	0	+	+	0	+/-	-	-	0	+	+
E3	Kites Croft	0	0	0	+	0	0	-	-	+	+	+
E4	Midpoint 27, Cartwright Drive	0	+/-	0	+	0	0	-	-	+	+	+
E5	The Walled Garden, Cams Hall	0	-	+/-	-	0	0	-	-	+	+	+
-	Fareham College	+	0	0	+	0	0	-	0	0	+	+

Site ID 1995: Land to the rear of Coldeast Close

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Sarisbury Green Conservation Area (c.155m north)
- ▶ Lowland mixed deciduous woodland BAP habitat (50-100m east, south and west)
- ▶ Winnards Copse SINC (c.120m south) and Coldeast Hospital Pond SINC (c.270m east)
- ▶ Solent and Southampton Water SPA/Ramsar/SSSI (c.1090m west)

5.4.2 A 0.17 ha site within the urban area, currently formed of rear gardens and disused parking. The proposed use is residential yielding between five and six dwellings. The proposal has mainly positive or neutral impacts on the SA Objectives. Of particular significance is the site’s good accessibility to community facilities and sustainable transport links.

5.4.3 No significant negative effects are predicted, however, the site is close to a number of Site of Importance to Nature Conservation (SINC) and areas of deciduous and ancient woodland. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief.

Site ID 1996: Land to the rear of 123 Bridge Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Although within the urban area, site is within Grade 2 agricultural land
- ▶ Lowland mixed deciduous woodland BAP habitat, both on site and nearby in all directions
- ▶ Historic land use suggests a potential risk of land contamination
- ▶ Coldeast Hospital Pond SINC (c.150m south-west)
- ▶ Solent and Southampton Water SPA/Ramsar/SSSI (c.1640m west)

5.4.4 A 0.40 ha site within the urban area which is currently undeveloped. The proposed use is residential yielding between approximately five dwellings. The proposal has mainly positive or neutral impacts on the SA Objectives. Of particular significance is the site’s good accessibility to community facilities and sustainable transport links. However, negative effects are also predicted in relation to three of the SA Objectives.

5.4.5 Objective 6 – Historic land use suggests that there is a potential risk that the site is contaminated. Whilst development of the site presents an opportunity to remediate the site,

there is a risk that any contaminants present could be mobilised or released during development. The development brief addresses this risk.

- 5.4.6 Objective 7 – Biodiversity Action Plan (BAP) habitat maps indicate that lowland mixed deciduous woodland is present on site, while several of the trees are the subject of a wider blanket Tree Preservation Order (TPO). These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief.
- 5.4.7 Objective 8 – The loss of good quality agricultural land represents a loss of natural resources. However, the site is in the urban area and, due to surrounding development and land uses, it would be challenging to achieve productive uses in a meaningful way.

Kites Croft Employment Site

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Site is within Grade 3 agricultural land
- ▶ Lowland mixed deciduous woodland BAP habitat adjacent to the north and west
- ▶ Bowling Green and Kites Croft SINC (adjacent to the north and west)
- ▶ Kites Croft LNR (adjacent to the west)
- ▶ Flood Zone 2/3 c.50m to the south-west along Brownwich stream
- ▶ Solent and Southampton Water SPA/Ramsar/SSSI (c.2300m south-west)

- 5.4.8 A 0.97 ha site on the edge of the urban area which is currently brownfield. The proposed use is employment, relating to the remaining parcels of land within a larger site previously allocated for employment uses in the Fareham Borough Local Plan Review (June 2000). The proposal has mainly positive or neutral impacts on the SA Objectives. However, negative effects are also predicted in relation to two of the SA Objectives.
- 5.4.9 Objective 7 – The site is adjacent to a SINC and Local Nature Reserve (LNR). Bowling Green and Kites Croft SINC includes areas of ancient woodland and notable species. Kite's Croft LNR and its associated sites are a linear woodland and associated ponds and meadows along the upper reaches of the Brownwich stream, which is locally important for a variety of wildlife, including nationally scarce and rare species, such as dormouse. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief.
- 5.4.10 Objective 8 - The loss of medium quality agricultural land represents a loss of natural resources. However, the site is on the edge of the urban area and, due to surrounding development and land uses, it would be challenging to achieve productive uses in a meaningful way.

Midpoint 27, Cartwright Drive Employment Site

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Although within the urban area, site is within Grade 3 agricultural land
- ▶ Titchfield Abbey Conservation Area is adjacent to the south-east
- ▶ Lowland mixed deciduous woodland BAP habitat, both on site and adjacent to the

north and south

- ▶ Carron Row SINC (adjacent to the south-east)
- ▶ Solent and Southampton Water SPA/Ramsar/SSSI (c.2300m south-west)

- 5.4.11 A 1.84 ha site in the urban area which is currently undeveloped. The proposed use is employment, relating to the remaining parcels of land within a larger site previously allocated for employment uses in the Fareham Borough Local Plan Review (June 2000). The proposal has mainly positive or neutral impacts on the SA Objectives. However, negative or uncertain effects are also predicted in relation to three of the SA Objectives.
- 5.4.12 Objective 2 – Titchfield Abbey Conservation Area is adjacent to the site to the south-east, the setting of which could be affected by a poorly designed proposal. The development brief could be improved by an addition to the 'Information Required' section.
- 5.4.13 Objective 7 - The site is adjacent to Carron Row SINC, which includes areas of ancient woodland, wetland and notable species, while deciduous woodland BAP habitat is present on site and adjacent. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief.
- 5.4.14 Objective 8 - The loss of medium quality agricultural land represents a loss of natural resources, however, the site is within the urban area.

The Walled Garden, Cams Hall Employment Site

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ The site is within Grade 2 agricultural land
- ▶ The site is within Cams Hall Conservation Area
- ▶ The site includes a Grade II Listed Building (The Walled Garden with attached Garden House and Outbuildings at Cams Hall) while a further nine Grade II and II* Listed Buildings and structures associated with Cams Hall fall approx. 120m north / north-east
- ▶ The site is adjacent to area F19A which is of importance to Brent geese, and of uncertain importance to waders, species which are associated with nearby SPA/Ramsar designations
- ▶ Bathinghouse Grove and Cams Coastline SINC (c.150m north-west) and Cams Plantation SINC (c.220m north-east and south-east)
- ▶ The site is surrounded by Portsmouth Harbour SPA/Ramsar/SSSI to the north, south and west (c.180m at its nearest extent)

- 5.4.15 A 1.66 ha site which is currently undeveloped. The proposed use is employment and the site has an extant permission for 1,843sqm of B1 floorspace. The proposal has many positive or neutral impacts on the SA Objectives. However, negative or uncertain effects are also predicted in relation to five of the SA Objectives.
- 5.4.16 Objectives 2 and 3 – The site is outside of the current urban area, and within a Conservation Area and surrounded by a listed wall, with further listed buildings to the north. The quality and

setting of these features will need to be carefully considered during the design process and should be protected from construction and operational impacts.

- 5.4.17 Objective 4 – The site’s location outside of the urban area does not promote accessibility and sustainable travel, although the development brief requires a transport assessment to be carried out to inform the development.
- 5.4.18 Objective 7 – Bathinghouse Grove and Cams Coastline SINC includes ancient woodland, semi-natural coastal and estuarine habitats and notable species, and Cam Plantation SINC (which includes ancient woodland) are both nearby, while the site is adjacent to an important site for Brent geese and a site of uncertain importance for waders. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief. It will be necessary to ensure that activities within the site do not lead to increased levels of disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar.
- 5.4.19 Objective 8 - The loss of good quality agricultural land represents a loss of natural resources.

Fareham College

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ A group of Grade II and II* Listed Buildings falls approx. 100m north / north-east, while a further Grade II Listed Building is c.180m north-west
- ▶ Lowland mixed deciduous woodland BAP habitat, both on site and adjacent to the north and east
- ▶ A site of uncertain importance to waders is within the proposed allocation (F26) while two further sites of uncertain importance to waders can be found c.150m to the south (F25) and c.50m west (F27)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI is c.1,090m to the east

- 5.4.20 A 9.47 ha site which is currently used for education, including a number of buildings, and areas of parking, grassland and woodland. Proposals for the site include modernisation and reconfiguration of educational uses on the northern part of the site, and residential development on the southern part which could yield between 100 and 120 dwellings. The grassland (playing pitches) and majority of woodland on the site would be retained.
- 5.4.21 The proposal has mainly positive effects on the SA Objectives. However, the site includes areas of BAP deciduous woodland habitat, and a site of uncertain importance for wading birds. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief. It will be necessary to ensure that activities within the site do not lead to increased levels of disturbance which could reduce the quality of habitats used by birds associated with nearby SPA/Ramsar, either on site or in the local area.

Fareham Borough Development Sites and Policies Plan		SEA Objectives											
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	
1402	The Retreat, Newgate Lane	+	0	+/-	0	0	0	0	0	0	0	0	+
1403	302A Southampton Road	+	0	+/-	0	0	0	+/-	0	0	0	0	+

Site ID 1402: The Retreat, Newgate Lane

Closest European site and other environmental constraints within approx. 250m

- ▶ Site is within Grade 2 agricultural land
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1.5km north-east), Solent and Southampton Water SPA/Ramsar/SSSI (c.2.3km south-west)
- ▶ Site is c.50m from Grade II listed Carriston Cottage

5.4.22 Adjacent to the Peel Common waste water treatment facility, the site is 0.26ha in size and features two existing gypsy pitches. The proposal is to add a further two pitches, thereby increasing the amount of available gypsy accommodation with positive effects on Objective 1. The site is in the countryside within a strategic gap, which raises the possibility of landscape impacts (Objective 3). However, the potential impact is flagged in the development brief which requires any proposal to achieve a sensitive design. However, the site is no further than 200m in any direction from a potentially important wader site – areas used by wading birds of SPA/Ramsar at high tide. Wader sites F12, F15, F17P and F17Q are all close to the allocation and all listed as of uncertain importance in the *Solent Waders and Brent Goose Strategy*.

Site ID 1403: 302A Southampton Road

Closest European site and other environmental constraints within approx. 250m

- ▶ Site is within Grade 3 agricultural land
- ▶ Solent and Southampton Water SPA/Ramsar/SSSI (c.1.7km south-west at Titchfield)
- ▶ Site is c.100m from Grade II listed the Old Moat House, and Grade II* listed St Margaret’s Priory, and c.80m from Titchfield Abbey Conservation Area
- ▶ St Margaret’s Copse SINC is c.100m south-west

5.4.23 Located southeast of St Margaret’s roundabout to the south of Southampton Road, the site is 0.43ha in size and features two existing gypsy pitches. The proposal is to add a further three pitches, thereby increasing the amount of available gypsy accommodation with positive effects on Objective 1. The site is in the countryside within a strategic gap, which raises the possibility of landscape impacts (Objective 3). The development brief also states that there may be a botanical interest on the site (Objective 7). However, these potential impacts are flagged in the development brief which requires any proposal to achieve a sensitive design.

Fareham Borough Development Sites and Policies Plan		SEA Objectives										
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
H17	Genesis Centre Housing Allocation	+	0	-	+	0	0	-	0	0	+	+

Genesis Centre, Locks Heath

Closest European site and other environmental constraints within approx. 250m

- ▶ Solent Maritime SAC and Solent & Southampton Water SPA/Ramsar/SSSI (c.2km west)
- ▶ Site is c.210m south-east of Lock's Wood, Fareham SINC, which includes areas of ancient woodland

5.4.24 Located in the centre of Locks Heath, this small (0.27ha) site is previously developed but includes areas of semi-natural habitat in the grounds, including a hedgerow and a clump of trees in the centre of the site. The proposal is to redevelop the site to provide approximately 35 flatted dwellings. The increased density of development proposed for the site could negatively affect the character of the townscape in this part of Locks Heath (Objective 3) and may result in the loss of semi-natural habitats (Objective 7), although the development brief states that the hedgerow should be retained.

5.5 Conclusions

5.5.1 The Council utilised the results of the iterative assessments described above, alongside other viability and planning considerations, to select its final list of preferred options for inclusion in the Proposed Submission version of the DSP Plan. These are assessed in the following chapter. The rationale for rejecting alternatives options is given in Appendix G.

6 Detailed Assessment of Preferred Sites

6.1 Introduction

6.1.1 This chapter presents the findings of the detailed assessment stage for the suite of preferred sites for inclusion in the Proposed Submission DSP Plan. It is based on an updated High Level Assessment of all proposed sites and policies (Appendix H). Within this SA, proposals which are taken forward for detailed assessment are those which are appraised as having greater negative than positive effects overall, or those with one or more strong negative impacts on at least one SA Objective, or those which are likely to significantly affect sites designated pursuant to the Habitats or Birds Directives (i.e. European sites; refer also to the HRA).

6.2 Assessment Findings

6.2.1 On this basis, 24 sites/policies were taken forward for appraisal using Detailed Assessment Matrices as described at section 2.4.5. A summary of the detailed assessment findings for these 24 sites/policies is presented in the following sections. Full detailed assessment matrices are given at Appendix I.

6.2.2 The locations of all sites currently being proposed the DSP plan are illustrated in Figure 6.1. It should be noted that Figure 6.1 also includes certain sites that already have planning permission and/or are under construction, or were previously allocated through the Core Strategy. Because these sites have already been tested through the planning system they have not been subject to additional appraisal during the current SA. They include:

- ▶ Coleadeast South West;
- ▶ Coldeast South East;
- ▶ East of Northway, Southway and Westway;
- ▶ PCT Land, Sarisbury;
- ▶ ATC Site, Farm Road, Fareham;
- ▶ 157 White Hart Lane and Land to rear;
- ▶ 45-47 West Street, Fareham;
- ▶ Catholic Church of our Lady, Portchester; and
- ▶ 21 Bridge Road, Park Gate.

Fareham BC Proposed Development Sites

- TC Opportunity Areas
- Employment Allocations
- Fareham College
- Gypsies & Travellers
- Housing Allocations
- Welborne Plan Area
- Fareham Town Centre
- Urban Area
- Fareham Boundary
- District Boundaries



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Business Centre
Brighton
BN2 4QN

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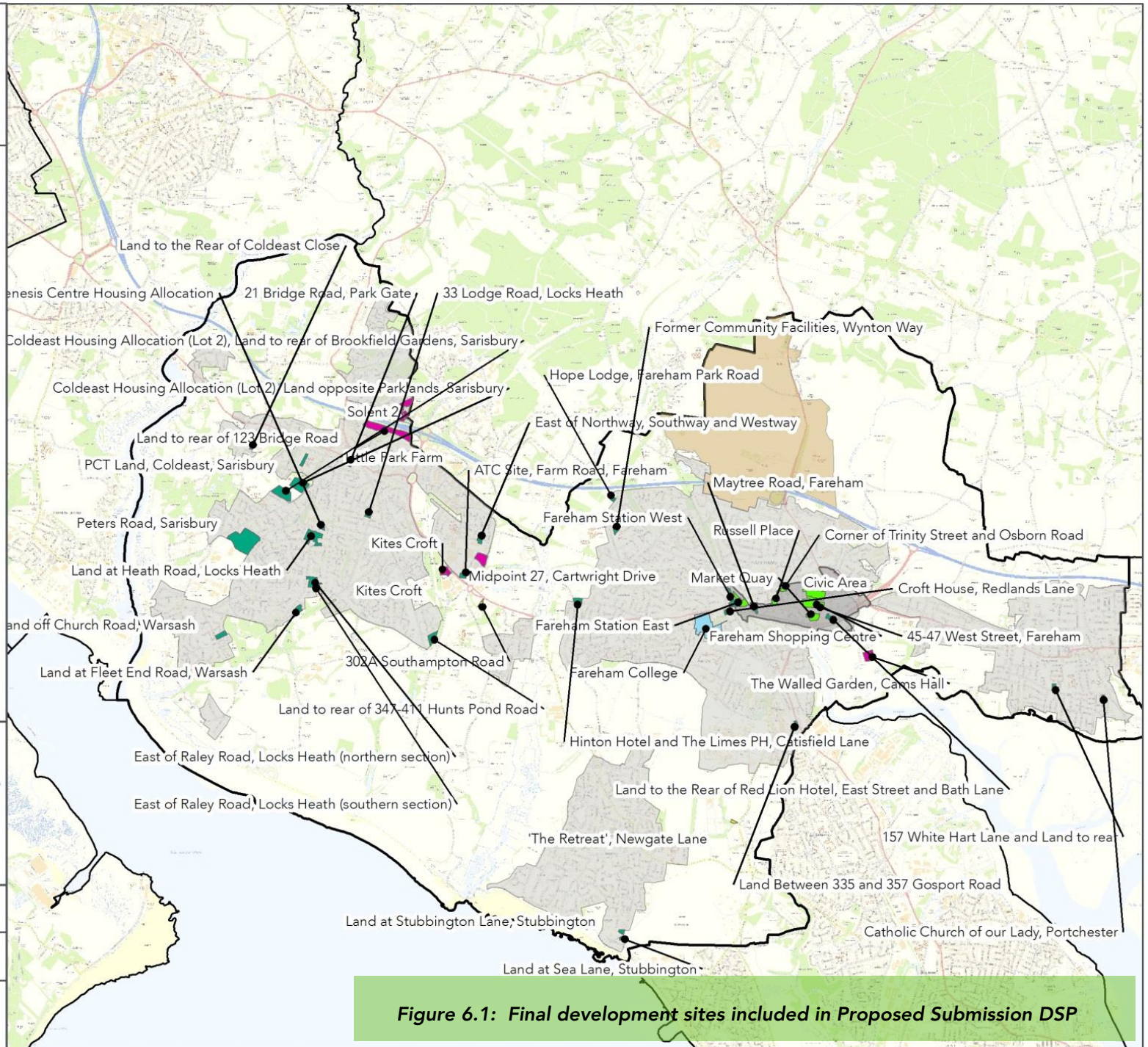


Figure 6.1: Final development sites included in Proposed Submission DSP

Proposal: DSP18 & E1: Solent Business Park - Phase 2, Whiteley – 5.9ha site with capacity for c.23,500sqm B1 employment (extant consent for 23,526sqm of B1)

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.	n/a
2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	Site is substantially wooded with large parts subject to an area TPO, parts of which would be lost depending on site layout. Site is partially greenfield (within an area categorised as 'recolonising landscape'), and so development would result in the loss of a green buffer at the edge of the urban area.	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries.
4	To promote accessibility and encourage travel by sustainable means	Site is close to both Swanwick railway station and M27.	Opportunities to enhance walking/cycling access to Swanwick station should be maximised. A Travel Plan would help to maximise use of sustainable modes and minimise reliance on the M27.
5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, loss of trees (which act as carbon sink, improve air quality and reduce urban heat) could lead to minor impacts, while proximity to M27 may encourage car use (see also Obj4).	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution. However, site layout will need to take account of proximity to M27, a source of air and noise pollution.	Site layout should avoid developing areas within highest noise/air pollution impact envelope. Buildings should be adequately insulated against sound.
7	To conserve and enhance biodiversity	Part of the site is designated as SINC, with further related SINC's being present off site to the north and east. Conservation interest includes ancient woodland. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, reptiles, and possibly bats and dormice).	Ancient woodland is irreplaceable and losses should be avoided. Impacts to other habitats and species may also be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Habitats of greatest interest should be retained where possible but long-term biodiversity loss may not be avoidable; opportunities to consider

Proposal: DSP18 & E1: Solent Business Park - Phase 2, Whiteley – 5.9ha site with capacity for c.23,500sqm B1 employment (extant consent for 23,526sqm of B1)

			alternative sites and/or biodiversity offsetting should be explored.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	BREEAM requirements and development management policies should adequately address resource issues.
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. Development is expected to meet a considerable proportion of the borough's B1 needs for the plan period, and is accessibly located.	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).
10	To create vital and viable new centres which complement existing centres	Site is mainly within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP18 & E2: Little Park Farm, Park Gate - 5.3ha site with capacity for c.18,300sqm B2/B8 employment

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.	n/a
2	To conserve and enhance built and cultural heritage	None - site is mainly undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	Site is partially wooded with a small section subject to a TPO. Site is within the urban area, though mainly undeveloped at present, and sandwiched between the railway and M27.	Site layout should retain protected trees if possible. Tree belts at the site boundaries should be retained.
4	To promote accessibility and encourage travel by sustainable means	Site is close to both Swanwick railway station and M27, but has constrained access to the road network.	Opportunities to enhance walking/cycling access to Swanwick station should be maximised. A Travel Plan would help to maximise use of sustainable modes and minimise reliance on the M27.
5	To minimise carbon emissions	Operational use is unknown at present but unlikely to significantly	Areas of tree cover (carbon sink, urban cooling) should be retained

Proposal: DSP18 & E2: Little Park Farm, Park Gate - 5.3ha site with capacity for c.18,300sqm B2/B8 employment			
	and promote adaptation to climate change	increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, loss of trees (which act as carbon sink, improve air quality and reduce urban heat) could lead to minor impacts, while proximity to M27 may encourage car use (see also Obj4).	where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution. However, site layout will need to take account of proximity to M27, a source of air and noise pollution.	Site layout should avoid developing areas within highest noise/air pollution impact envelope. Buildings should be adequately insulated against sound.
7	To conserve and enhance biodiversity	No nature conservation sites on site or adjacent. Woodland and hedgerows (BAP habitats) on site are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats are known to be present in the area and could potentially roost on site).	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	None - development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	n/a
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. Development is expected to meet a considerable proportion of the borough's B2/8 needs for the plan period, and is accessibly located (despite access constraints).	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

DSP18 & E3: Kites Croft, Titchfield Common - 0.97ha site with capacity for c.3,500sqm B2/B8 employment			
SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.	n/a
2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	None - site is outside of the urban area, but on the edge of it and is currently brownfield.	n/a
4	To promote accessibility and encourage travel by sustainable means	Site is on the edge of the urban area and not well served by public transport, but has good road access.	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, proximity to A27 may encourage car use (see also Obj4).	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An nearby waterway provides a surface water pathway to Solent & Soton Water SPA/Ramsar, and hence water pollution during remediation/construction is a risk.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water.
7	To conserve and enhance biodiversity	Site is adjacent to Bowling Green and Kites Croft SINC (which includes areas of ancient woodland and notable species) and Kite's Croft LNR (a linear woodland with ponds and meadows, which is locally important for scarce and rare species such as dormouse).	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Site is classified as Grade 3 agricultural land and so development will lead to permanent losses. Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	Mitigation for loss of agricultural land not viable. BREEAM requirements and development management policies should adequately address other resource issues.
9	To strengthen the local economy and provide accessible jobs available to	Construction phase will provide local and accessible employment opportunities. Development is expected to meet a proportion of the borough's B2/8 needs for the plan period, and is reasonably	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport &

DSP18 & E3: Kites Croft, Titchfield Common - 0.97ha site with capacity for c.3,500sqm B2/B8 employment

	residents of the borough	accessibly located (despite access constraints).	logistics).
10	To create vital and viable new centres which complement existing centres	Site is outside the urban area and will not contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

DSP18 & E4: Midpoint 27, Cartwright Drive - 1.84ha site with capacity for c.4,000sqm B2/B8 employment

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.	n/a
2	To conserve and enhance built and cultural heritage	Site is undeveloped, adjacent to Titchfield Abbey conservation area, and c.300m from the scheduled monument and associated listed buildings, while buried assets may also be present. The site has relatively open views towards the Abbey despite an intervening woodland.	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	A greenfield site within the urban area, but on the edge of it. Substantially wooded towards its south-west edge and with an open aspect towards the countryside and adjacent conservation area.	Site layout should seek to avoid developing wooded parts of the site where possible. The most valuable trees should be retained, with additional tree planting towards the eastern site boundaries.
4	To promote accessibility and encourage travel by sustainable means	Site is on the edge of the urban area and not well served by public transport, but has good road access.	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, proximity to A27 may encourage car use (see also Obj4).	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution.	n/a

DSP18 & E4: Midpoint 27, Cartwright Drive - 1.84ha site with capacity for c.4,000sqm B2/B8 employment

7	To conserve and enhance biodiversity	Site is adjacent to Carron Row SINC, which includes areas of ancient woodland, wetland and notable species, while deciduous woodland BAP habitat is present on site and adjacent.	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Site is classified as Grade 3 agricultural land and so development will lead to permanent losses. Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	Mitigation for loss of agricultural land not viable. BREEAM requirements and development management policies should adequately address other resource issues.
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. Development is expected to meet a proportion of the borough's B2/8 needs for the plan period, and is reasonably accessibly located (despite access constraints).	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).
10	To create vital and viable new centres which complement existing centres	Site is on the edge of an urban area and will not contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP18 & E5: The Walled Garden, Cams Hall - 1.66ha site with capacity for c.1,840sqm B1 employment (extant consent for 1,843sqm of B1)

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.	n/a
2	To conserve and enhance built and cultural heritage	Site is surrounded by a Grade II listed wall, with a further nine Grade II and II* listed buildings to the north and east, and is within a Conservation Area.	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).

Proposal: DSP18 & E5: The Walled Garden, Cams Hall - 1.66ha site with capacity for c.1,840sqm B1 employment (extant consent for 1,843sqm of B1)

3	To conserve and enhance the character of the landscape	Site is undeveloped and outside of the urban area on land categorised as 'parkland and grounds', although there are other buildings and areas of parking nearby associated with Cams Hall and the golf club.	It should be possible to reduce negative effects via a high quality design which responds to landscape character, and uses an appropriate selection of materials.
4	To promote accessibility and encourage travel by sustainable means	Site is close to the road network and c.500m from Fareham Town Centre, but not particularly accessible by public transport.	Opportunities to enhance walking/cycling access to the town centre, and bus links, should be maximised.
5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution.	
7	To conserve and enhance biodiversity	Bathinghouse Grove and Cams Coastline SINC includes ancient woodland, semi-natural coastal and estuarine habitats and notable species, and Cam Plantation SINC (which includes ancient woodland) are both nearby, while the site is adjacent to an important site for Brent geese and a site of uncertain importance for waders. Portsmouth Harbour SPA/Ramsar/SSSI is c.180m at its nearest extent and may be subject to construction noise.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Site is classified as Grade 2 agricultural land and so development will lead to permanent losses. Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	Mitigation for loss of agricultural land not viable. BREEAM requirements and development management policies should adequately address other resource issues.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local employment opportunities. Development is expected to meet a proportion of the borough's B1 needs for the plan period, but is not particularly accessible.	Proposals should be encouraged to provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).
10	To create vital and viable new centres which complement existing centres	Site is outside the urban area and will not contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP26 & TC1: Civic Area - 3.35ha site with proposed uses including multi-storey parking, retail, hotel, care home, residential (c.75-90 dwellings), offices, parkland, and/or community facilities

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	The site is adjacent to the Osborn Road and Fareham High Street Conservation Areas, with 12 Listed Buildings immediately adjacent to its north and east boundaries, and several further Listed Buildings nearby. There are opportunities to improve the setting of these features, for example through replacement parking of high quality design, but also potential for impacts.	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. The site includes significant areas of parkland and trees; while there are opportunities to improve these and the quality of the built environment, there is also potential for impacts.	The most valuable trees should be retained, and opportunities to expand/enhance the area of parkland should be explored.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of parkland/tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is within c.290km of an AQMA and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats present and impacts to protected/notable species (e.g. bats, birds inc. peregrine) are possible. Site is c.360m from uncertain wader site F18, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated

Proposal: DSP26 & TC1: Civic Area - 3.35ha site with proposed uses including multi-storey parking, retail, hotel, care home, residential (c.75-90 dwellings), offices, parkland, and/or community facilities

			with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 will lead to a continuation and possible expansion of current employment opportunities.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	Development will lead to an increase in accessible open space, cultural, leisure and community facilities available for public use, and may also include additional health facilities.	n/a

Proposal: DSP27 & TC3: Market Quay - 1.48ha site with proposed uses including library, entertainment/arts, replacement parking, cafes/restaurants, pubs/bars, hotel, residential (c.30-60 dwellings), open space, assembly/leisure, retail and offices

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	The site is within c.45m of two Listed Buildings (both Grade II; The Crown Pub and United Reform Church) to the north. There are opportunities to improve the setting of these features through redevelopment of high quality design, but also potential for impacts.	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).

Proposal: DSP27 & TC3: Market Quay - 1.48ha site with proposed uses including library, entertainment/arts, replacement parking, cafes/restaurants, pubs/bars, hotel, residential (c.30-60 dwellings), open space, assembly/leisure, retail and offices

3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. Redevelopment is likely to bring significant positive effects.	n/a
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution; noise and dust are likely during construction. However, site is adjacent to an AQMA and likely to make a contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	Potential adverse effects to Portsmouth Hbr SSSI/SPA/ Ramsar (c.120m south) through construction noise, displacement and increasing visitor use, though somewhat separated by A27. Site is previously developed with minimal vegetation but impacts to protected/notable species (e.g. bats) are possible. Site is c.105m from uncertain wader site F18, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 will generate multiple employment opportunities.	n/a
10	To create vital and viable new centres which complement	Site is within the urban area and will contribute to the vitality of centres.	n/a

Proposal: DSP27 & TC3: Market Quay - 1.48ha site with proposed uses including library, entertainment/arts, replacement parking, cafes/restaurants, pubs/bars, hotel, residential (c.30-60 dwellings), open space, assembly/leisure, retail and offices

	existing centres		
11	To create a healthy and safe community	Development will lead to an increase in accessible open space, cultural, leisure and community facilities available for public use.	n/a

Proposal: DSP28 & TC2: Fareham Shopping Centre - c.3.23ha site with proposed uses including cafes/restaurants, pubs/bars, hotel, residential (quantum unknown), assembly/leisure, community facilities, professional services, retail and offices

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site could provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; affordable yield unknown as it depends on the final mix of uses.	n/a
2	To conserve and enhance built and cultural heritage	The site is adjacent to Fareham High Street Conservation Area, with two Listed Buildings immediately adjacent to its north and east boundaries, and several further Listed Buildings nearby. The setting of these features could be harmed by an unsuitable scale or form of development, for example through increased building heights.	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. Redevelopment could bring positive or negative effects depending on scale and form.	Design and Access Statement / Masterplan / Landscape and Visual Impact Assessment will need to demonstrate that proposed designs are commensurate with adjacent features and preserve/enhance important local views.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site could provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light	Unlikely to significantly increase air, water, light and noise pollution;	A CEMP should be prepared to reduce and manage risk of

Proposal: DSP28 & TC2: Fareham Shopping Centre - c.3.23ha site with proposed uses including cafes/restaurants, pubs/bars, hotel, residential (quantum unknown), assembly/leisure, community facilities, professional services, retail and offices

	and noise pollution	noise and dust are likely during construction. However, site is within c.160m of an AQMA and likely to make a contribution to road traffic.	construction impacts. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	Adverse effects to Portsmouth Hbr SSSI/SPA/ Ramsar (c.275m south) through construction noise are unlikely; the site is separated from the SPA by the busy A27 and screened from it by a range of built structures. Site is previously developed with minimal vegetation but impacts to protected/notable species (e.g. bats) are possible. Site is c.250m from uncertain wader site F18, which may be subject to increased recreational impacts as a result of residential development.	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. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 will generate multiple employment opportunities.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	Development could lead to an increase in accessible cultural, leisure and community facilities available for public use.	n/a

DSP30 & TC4: Fareham Station East - 1.6ha site with proposed uses including residential (up to 90 dwellings), offices, cafes/restaurants, pubs/bars, assembly/leisure, professional/financial, hotel

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a

DSP30 & TC4: Fareham Station East - 1.6ha site with proposed uses including residential (up to 90 dwellings), offices, cafes/restaurants, pubs/bars, assembly/leisure, professional/financial, hotel

2	To conserve and enhance built and cultural heritage	None - site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. Redevelopment could bring positive or negative effects depending on scale and form.	Design and Access Statement / Masterplan / Landscape and Visual Impact Assessment will need to demonstrate that proposed designs are commensurate with adjacent features and preserve/enhance important local views.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27/railway. However, site is within c.900m of an AQMA and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation. A nearby waterway provides a surface water pathway to Portsmouth Hbr SPA/Ramsar via Gillies Saltmarsh SINC, albeit over some distance (c.1km), and hence water pollution during remediation/construction is a risk.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, and limited semi-natural habitats present. But impacts to protected/notable species (e.g. bats) are possible. Site is c.300m from uncertain wader site F02, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a

DSP30 & TC4: Fareham Station East - 1.6ha site with proposed uses including residential (up to 90 dwellings), offices, cafes/restaurants, pubs/bars, assembly/leisure, professional/financial, hotel

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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	Development could lead to an increase in accessible leisure and community facilities available for public use.	n/a

DSP33 & MU1: Fareham College - 9.47ha site with capacity for 110 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	Site does not feature any known heritage assets, however, a Grade II* Listed Building (Bishopswood) is c.120m to the north east within a historic park&garden which abuts the site. Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). The setting of Bishopswood and its park&garden should be conserved or enhanced through high quality design, site layout and use of materials.
3	To conserve and enhance the character of the landscape	Site is developed and within the urban area, however, large parts of the site are greenfield (sports pitches and tree belts) and an area TPO abuts the site to the north-east. Open space is to be retained but there is potential for some trees to be lost.	The most valuable trees should be retained, as should the tree belts at the site boundaries, especially to the north-east, east and south.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good. Whilst there will be a loss of parking capacity as a result of development, the policy requires this to be addressed and promotes development of new pedestrian and cycle access to/through the open space.	n/a

DSP33 & MU1: Fareham College - 9.47ha site with capacity for 110 dwellings			
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is within c.1km of two AQMAs and likely to increase road traffic locally.	Sustainable transport measures (cycle parking, improved cycle/pedestrian access to/through the site) are required by the policy, together with an assessment of traffic impacts and a parking strategy.
7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats are present. BAP woodland habitat is on site and adjacent at the east and north boundaries. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats and possibly reptiles). Four uncertain wader sites are nearby, including F26 (on site), F27 (c.50m), F25 (c.150m), F07 (c.370m) which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	Development will lead to an increase in accessible open space and sports facilities available for public use, and may also include provision for club house and changing facilities.	n/a

Proposal: DSP40 & H1: Croft House, Redlands Lane - 0.32ha site with capacity for 15 dwellings			
SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	Site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, but may have been removed from site during earlier use.	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area but features significant hedgerow and woodland along the north and west boundaries, while a group of TPO trees occurs just off-site to north east. No significant effects identified.	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is within c.1km of two AQMAs and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats present. Site is adjacent to an area of BAP woodland habitat and impacts to protected/notable species (e.g. bats) are possible. Site is c.180m from uncertain wader site F26, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land,	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource	n/a

Proposal: DSP40 & H1: Croft House, Redlands Lane - 0.32ha site with capacity for 15 dwellings

	minerals, agricultural land, materials)	consumption.	
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H4: Land between 335 and 357 Gosport Road - 0.23ha site with capacity for c.10 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 30% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	Site is undeveloped but has recently been cleared, and is within the urban area and surrounded by existing development. No significant effects identified.	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).

Proposal: DSP40 & H4: Land between 335 and 357 Gosport Road - 0.23ha site with capacity for c.10 dwellings			
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. However, site is c.400m south of Gosport Road AQMA and likely to contribute to road traffic.	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	Potential adverse effects to SSSI/SPA/ Ramsar through construction noise (but intervening buildings would reduce this) and increasing visitor use (see also pollution risk above). Site is adjacent to an area of BAP woodland habitat and impacts to protected/notable species are possible. Site is c.400m from uncertain Brent goose / wader site G13, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H5: Peters Road, Sarisbury - 8.95ha site with capacity for 230 dwellings (extant consent for 49 units)			
SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a

Proposal: DSP40 & H5: Peters Road, Sarisbury - 8.95ha site with capacity for 230 dwellings (extant consent for 49 units)			
2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	Site is substantially wooded with several area and individual TPOs, parts of which would be lost depending on site layout. Site is greenfield but within the urban area (within an area categorised as 'horticulture & small-holdings: small scale'), and so development would result in the loss of a green buffer at the edge of the urban area.	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the south.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. The site is adjacent to a watercourse running parallel to Lockwood Rd and, although there are no known contamination issues, development carries the risk of a pollution incident affecting the aquatic environment.	A CEMP should be prepared and implemented as part of development proposals.
7	To conserve and enhance biodiversity	No nature conservation sites on site or adjacent. Woodland and hedgerows (BAP habitats) on site are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats are known to be present in the area and could potentially roost on site).	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Southern part of site is classified as Grade 1 agricultural land and so development will lead to permanent losses. Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	Mitigation for loss of agricultural land not viable.
9	To strengthen the local economy and provide	Construction phase will provide local and accessible employment opportunities; operation phase neutral.	n/a

Proposal: DSP40 & H5: Peters Road, Sarisbury - 8.95ha site with capacity for 230 dwellings (extant consent for 49 units)

	accessible jobs available to residents of the borough		
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

DSP40 & H7: Land at Fleet End Road, Warsash - 0.90ha site with capacity for c.10 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 30% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument), but the Grade II listed Jolly Farmer pub is off-site to the west, the setting of which could be affected. Data from local area suggests that prehistoric assets may be present, but may have been removed from site during earlier use.	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is adjacent to an area TPO to the east, parts of which would be lost depending on site layout. Site is greenfield but within the urban area (adjacent to an area categorised as 'wooded valley'), and so development would result in the loss of a green buffer at the edge of the urban area.	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).

DSP40 & H7: Land at Fleet End Road, Warsash - 0.90ha site with capacity for c.10 dwellings

		adaptation.	
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An adjacent (east) waterway provides a surface water pathway to Solent Maritime SAC / Solent & Soton Water SPA/Ramsar, and hence water pollution during remediation/construction is a risk.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SAC/SPA/Ramsar via surface water. Proposal will be required to contribute to SDMP; refer to HRA.
7	To conserve and enhance biodiversity	Adjacent to Locks Heath SINC, designated for woodland BAP habitats which also extend onto the site and are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats, badgers, reptiles and possibly dormice).	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H8: Land off Church Road, Warsash - 0.90ha site with capacity for c.20 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely	n/a

Proposal: DSP40 & H8: Land off Church Road, Warsash - 0.90ha site with capacity for c.20 dwellings			
		to yield 40% affordable units.	
2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that prehistoric assets may be present, but may have been removed from site during earlier use.	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is substantially wooded (with an area TPO at the eastern end) parts of which would be lost depending on site layout. Site is greenfield but within the urban area (adjacent to an area categorised as 'wooded valley'), and so development would result in the loss of a green buffer at the edge of the urban area.	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An adjacent (east) waterway provides a surface water pathway to Solent Maritime SAC / Solent & Soton Water SPA/Ramsar, and hence water pollution during remediation/construction is a risk.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SAC/SPA/Ramsar via surface water. Proposal will be required to contribute to SDMP; refer to HRA.
7	To conserve and enhance biodiversity	Adjacent to Warsash Common LNR and Land south of Dibles Road SINC, designated for woodland BAP habitats which also extend onto the site and are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, badgers, reptiles and possibly dormice).	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a

Proposal: DSP40 & H8: Land off Church Road, Warsash - 0.90ha site with capacity for c.20 dwellings

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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H9: Land r/o 399-417 Hunts Pond Road - 1.34ha site with capacity for 20 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is partially wooded (with both area & individual TPOs) parts of which would be lost depending on site layout. Site is greenfield but within the urban area (partially within an area categorised as 'wooded valley'), and so development would result in the loss of a green buffer at the edge of the urban area.	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Majority of site not subject to flood risk and is generally neutral in relation to adaptation, however Flood Zone 2/3 in east of site	A sustainable Drainage Strategy will be required to demonstrate how surface and fluvial flood risk on site and surrounding area can be managed. Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable

Proposal: DSP40 & H9: Land r/o 399-417 Hunts Pond Road - 1.34ha site with capacity for 20 dwellings

		associated with Brownwich stream should be avoided.	energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An adjacent (east) waterway provides a surface water pathway to Solent & Soton Water SPA/Ramsar, albeit over some distance (c.1.7km), and hence water pollution during remediation/construction is a risk.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water.
7	To conserve and enhance biodiversity	Kites Croft LNR and The Wilderness SINC adjacent to the east and north, designated for woodland BAP habitats including ancient woodland which also extend onto the site and are at risk of loss or increased stress. These designated sites lead to further SINC to the north and south. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, badgers, reptiles, dormice and possibly bats).	Ancient woodland is irreplaceable and losses should be avoided. Loss of BAP habitats should also be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H11: Land at Heath Road, Locks Heath - 2.98ha site with capacity for 70 dwellings, and possibly district centre uses to north of site

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is substantially wooded (with several area TPOs) parts of which would be lost depending on site layout. Site is greenfield but within the urban area.	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east and south.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is potentially contaminated and will require investigation and possibly remediation.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants.
7	To conserve and enhance biodiversity	No designated sites on site or adjacent, but the site consists entirely of semi-natural habitat, most of which is lowland mixed deciduous woodland BAP habitat and area TPO. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, badgers, reptiles, and possibly dormice and bats).	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Long-term biodiversity loss may not be avoidable; opportunities to consider biodiversity offsetting should be explored. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land,	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource	n/a

Proposal: DSP40 & H11: Land at Heath Road, Locks Heath - 2.98ha site with capacity for 70 dwellings, and possibly district centre uses to north of site

	minerals, agricultural land, materials)	consumption.	
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H12: Land at Stubbington Lane, Stubbington - 0.39ha site with capacity for c.10 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 30% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is undeveloped but is within the urban area and surrounded on most sides by existing development. No significant effects identified.	Site layout should retain hedgerow to southern boundary if possible.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).

Proposal: DSP40 & H12: Land at Stubbington Lane, Stubbington - 0.39ha site with capacity for c.10 dwellings

6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is potentially contaminated and will require investigation and possibly remediation.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants.
7	To conserve and enhance biodiversity	No designated sites on site or adjacent, but the site consists entirely of semi-natural habitat including hedgerow which links to off-site woodland BAP habitat. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, reptiles and possibly bats). Site is c.170m from uncertain wader site F82, c.140m from uncertain wader site F36 and c.20m from uncertain wader site F13, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H13: Land at Sea Lane, Stubbington - 0.25ha site with capacity for c.5 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 30% affordable units or financial contribution.	n/a

Proposal: DSP40 & H13: Land at Sea Lane, Stubbington - 0.25ha site with capacity for c.5 dwellings

2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	Site is undeveloped but is within the urban area and surrounded on most sides by existing development. No significant effects identified.	Site layout should retain hedgerows and trees to boundaries if possible.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is potentially contaminated and will require investigation and possibly remediation.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants.
7	To conserve and enhance biodiversity	No designated sites on site or adjacent, but the site consists entirely of semi-natural habitat including hedgerow. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats). Site is c.100m from uncertain wader site F82, c.220m from uncertain wader site F36 and c.20m from uncertain wader site F13, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new	Site is within the urban area and will contribute to the vitality of	n/a

Proposal: DSP40 & H13: Land at Sea Lane, Stubbington - 0.25ha site with capacity for c.5 dwellings

	centres which complement existing centres	centres.	
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H14: Maytree Road - 0.36ha site with capacity for 20 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	None - site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area but features a tree line along the southern boundary to Western Way. No significant effects identified.	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27. However, site is within c.700m of two AQMAs and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	Site is of low ecological value with few semi-natural habitats present. Gillies Woodland SINC is c.55m south on other side of Western Way and unlikely to be affected. Site is c.130m from uncertain wader site	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. It will be necessary to ensure that

Proposal: DSP40 & H14: Maytree Road - 0.36ha site with capacity for 20 dwellings

		F02, which may be subject to increased recreational impacts as a result of residential development.	activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP40 & H15: Land r/o Red Lion Hotel, East Street and Bath Lane - 0.79ha site with capacity for c.50-55 dwellings

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	Site is partially within Fareham High St Conservation Area which includes a several listed buildings, the closest of which is the Red Lion Hotel (Grade II).	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).

Proposal: DSP40 & H15: Land r/o Red Lion Hotel, East Street and Bath Lane - 0.79ha site with capacity for c.50-55 dwellings

3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area but features significant hedgerow and woodland along the north, east and south-east boundaries, and is within a Conservation Area.	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27. However, site is within c.240m of an AQMA and likely to make minor contribution to road traffic.	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	Potential adverse effects to Portsmouth Hbr SSSI/SPA/ Ramsar (c.140m south) through construction noise, displacement and increasing visitor use, though somewhat separated by A27. Areas of semi-natural habitat are present on site and impacts to protected/notable species (e.g. bats) are possible. Wallington Way SINC (c.340m north-east) is unlikely to be affected. Site is c.55m from uncertain wader site F18, which may be subject to increased recreational impacts as a result of residential development.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe	None - the proposal has no health, sports, recreation, education,	n/a

Proposal: DSP40 & H15: Land r/o Red Lion Hotel, East Street and Bath Lane - 0.79ha site with capacity for c.50-55 dwellings

community	leisure, community or cultural elements.
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Proposal: DSP40 & H16: Fareham Station West - 1.05ha site with capacity for 30 flats and 80 extra care units, or 75 flats

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.	n/a
2	To conserve and enhance built and cultural heritage	None - site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.	n/a
3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. South-west of site features significant trees with an area TPO, with further area TPO at the western boundary, parts of which would be lost depending on site layout.	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the tree belts at the site boundaries, especially to the west.
4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27/railway. However, site is within c.900m of an AQMA and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation. A nearby waterway provides a surface water pathway to Portsmouth Hbr SPA/Ramsar via Gillies Saltmarsh SINC, albeit over some distance (c.1km), and hence water pollution during remediation/construction is a risk.	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats present. Site is adjacent to an area of BAP woodland habitat and	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a

Proposal: DSP40 & H16: Fareham Station West - 1.05ha site with capacity for 30 flats and 80 extra care units, or 75 flats

		impacts to protected/notable species (e.g. bats, reptiles and perhaps dormouse) are possible. Site is c.300m from uncertain wader site F26, which may be subject to increased recreational impacts as a result of residential development.	suitable mitigation strategy. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	n/a
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 neutral.	n/a
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

Proposal: DSP47 & GT1: The Retreat, Newgate Lane - 0.26ha site with capacity for 4 permanent gypsy & traveller pitches (including the 2 existing pitches)

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	The proposal will provide two additional permanent pitches to help meet needs assessed at the County scale	n/a
2	To conserve and enhance built and cultural heritage	Site is opposite Carriston Cottage Grade II Listed Building, the setting of which may be adversely affected by the proposal depending on the design and layout.	The setting of Carriston Cottage should be conserved or enhanced through high quality design, site layout and use of materials.
3	To conserve and enhance the character of the landscape	Site is within the countryside and a strategic gap between Gosport and Titchfield, and Lee-on-the-Solent and Fareham, within an area classified as 'parkland and grounds'. However, the wider area is characterised by strong tree lines and hedges, which would	n/a

Proposal: DSP47 & GT1: The Retreat, Newgate Lane - 0.26ha site with capacity for 4 permanent gypsy & traveller pitches (including the 2 existing pitches)

		effectively screen development from external views. No significant effects identified.	
4	To promote accessibility and encourage travel by sustainable means	Site is not well located in terms of accessibility to schools, health or community services, or public transport.	Mitigation at this location is not viable.
5	To minimise carbon emissions and promote adaptation to climate change	Proposal is unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. No significant effects identified.	n/a
7	To conserve and enhance biodiversity	Site is predominantly undeveloped, with significant tree belts and hedgerow to the boundaries. Protected and notable species may be present (e.g. botanical species, reptiles and bats). Site is no further than 200m in any direction from an uncertain wader site – F12, F15, F17P and F17Q are all close to the allocation.	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development is unlikely to lead to significant resource consumption.	n/a
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	No significant effects identified.	n/a
10	To create vital and viable new centres which complement existing centres	No significant effects identified.	n/a
11	To create a healthy and safe community	No significant effects identified.	n/a

Proposal: DSP54: New Moorings - piled and buoyed moorings to be directed outside of Mooring Restriction Areas; replacement/relocation within MRAs only when no alternatives exist, and appearance/navigation improvements are made

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	No effects identified.	n/a
2	To conserve and enhance built and cultural heritage	Possibility that new/replacement moorings in the Hamble could negatively affect the protected wreck site of the Grace Dieu, a large clinker-built carrack which burnt in the River Hamble in 1439 after being struck by lightning.	The wreck site is nr Lower Swanick; proposals in this area will need to take account of the wreck in the siting, design and method of construction.
3	To conserve and enhance the character of the landscape	The proposal is intended to improve visual amenity in the MRAs; positive effects anticipated.	n/a
4	To promote accessibility and encourage travel by sustainable means	No effects identified.	n/a
5	To minimise carbon emissions and promote adaptation to climate change	No effects identified.	n/a
6	To minimise air, water, light and noise pollution	New/replacement moorings could lead to pollution of the aquatic/marine environment both during construction (increased turbidity, pollution incident) and operation (ballast/other discharges, pollution incident). Most sites are likely to be within, adjacent to or hydrologically connected with one or more SSSI/SAC/SPA/Ramsar.	Policy wording / supporting text should be amended to identify location of, and potential risks to, designated sites (<i>NOTE: THIS HAS NOW BEEN LARGELY INCORPORATED</i>). Proposals should be required to demonstrate suitable site selection, designs and construction methods (including pollution prevention measures) to avoid/reduce risk of impacts to designated sites.
7	To conserve and enhance biodiversity	Proposals could lead to habitat loss and disturbance/displacement of protected species (during both construction and operation), in addition to pollution risks identified above. Most sites are likely to be within or adjacent to one or more SSSI/SAC/SPA/Ramsar.	Policy wording / supporting text should be amended to identify location of, and potential risks to, designated sites (<i>NOTE: THIS HAS NOW BEEN LARGELY INCORPORATED</i>). Proposals should be required to demonstrate suitable site selection, designs and construction methods (e.g. vibro-piling) to avoid/reduce risk of impacts to designated sites/features.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	No effects identified.	n/a

Proposal: DSP54: New Moorings - piled and buoyed moorings to be directed outside of Mooring Restriction Areas; replacement/relocation within MRAs only when no alternatives exist, and appearance/navigation improvements are made

9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Minor indirect economic benefits possible as a result of continued/increased tourism/recreational activity.	n/a
10	To create vital and viable new centres which complement existing centres	No effects identified.	n/a
11	To create a healthy and safe community	Minor indirect health benefits possible as a result of continued/increased sporting/recreational activity.	n/a

6.3 Cumulative Effects Assessment

6.3.1 This section considers the cumulative, synergistic and secondary effects of the Proposed Submission DSP Plan taken as whole. The potential for effects to act in combination with other nearby development plans and project has also been considered, in particular:

- ▶ Strategic Development north of Whiteley
- ▶ West of Waterlooville, Havant
- ▶ The Fareham Development Sites and Policies Plan
- ▶ Eastleigh Adopted Local Plan Review 2001-2011 (adopted 2006)
- ▶ Eastleigh Draft Local Plan (LDF) 2011-2029
- ▶ Winchester saved adopted policies in the Local Plan 2006
- ▶ Winchester Local Plan Part 1 - Joint Core Strategy (adopted 2013)
- ▶ Winchester emerging Local Plan Part 2 – Development Management and Allocations Document.
- ▶ Gosport Local Plan Review 2001 to 2016 (Adopted 2006)
- ▶ Gosport Borough Draft Local Plan 2011 to 2029
- ▶ Portsmouth City Local Plan saved policies (adopted 2006)
- ▶ The Portsmouth Plan (adopted 2012)
- ▶ Portsmouth AAPs (Somerstown and North Southsea AAP & Southsea Town Centre AAP)
- ▶ Portsmouth emerging Site Allocations DPD
- ▶ North Solent Shoreline Management Plan (December 2010)
- ▶ Hampshire Local Transport Plan (2011-2031)
- ▶ Joint Hampshire Minerals and Waste Plan (adopted 2013) (includes Portsmouth, Southampton, New Forest National Park and South Downs National Park)

6.3.2 The results of the cumulative effects assessment are presented in Table 6.1.

Table 6.1: Cumulative, synergistic and indirect effects

SA Objective	Sites/policies which combine to bring cumulative/synergistic effects	Significance
1. To provide good quality and sustainable housing for all	Sites H1-H19, GT1, GT2, TC1-6 and MU1 and Policies DSP1, DSP7, DSP23-24, DSP26-28, DSP31-34, DSP40-43, DSP45 and DSP47 will have cumulative, synergistic and indirect effects on housing quality by enabling the delivery of affordable housing which has been designed and constructed sustainably. All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	Significant positive effect over the short, medium and long term.

SA Objective	Sites/policies which combine to bring cumulative/synergistic effects	Significance
2. To conserve and enhance built and cultural heritage	Sites E4-E5, H1, H7-H9, H11-H13, H15, GT1, TC1-2, TC6 and MU1 and Policies DSP 26-27, DSP32 and DSP54 will have cumulative, synergistic and indirect effects on built and cultural heritage by facilitating development on land in relative proximity to heritage assets.	Significant negative effect over the short, medium and long term.
	DSP1-2, DSP4, DSP6, DSP23-28, DSP31-34, DSP40-43, DSP45, DSP47 will have cumulative, synergistic and indirect effects on protecting the setting of built and cultural heritage assets by enhancing townscape quality, safeguarding the distinctiveness and character of settlements and heritage assets.	Significant positive effect over the short, medium and long term.
	TC3 and DSP40 will have cumulative, synergistic and indirect effects on the conservation and enhancement of built and cultural heritage in the borough.	Significant mixed or uncertain effects over the short, medium and long term.
	All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	
3. To conserve and enhance the character of the landscape	Sites E1-E2, E4-E5, H5-H9, H11, H15-H17, TC1-TC2 and TC4 and Policies DSP18 and DSP26-27 will have cumulative, synergistic and indirect effects on landscape quality by facilitating development and due to impacts to landscape features within the borough and landscape gaps between settlements.	Significant negative effect over the short, medium and long term.
	Sites H18-19, TC3 and TC6 and Policies DSP1-2, DSP6-14, DSP16, DSP25, DSP28-29, DSP32, DSP35, DSP37, DSP53-55 will have cumulative, synergistic and indirect effects on landscape character.	Significant positive effect over the short, medium and long term.
	DSP40 will have cumulative, synergistic and indirect effects on landscape and townscape due to potential effects of allocations on the character of the landscape.	Significant mixed or uncertain effect over the short, medium and long term.
	All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	
4. To promote accessibility and encourage travel by sustainable means	Sites E1-2, H1, H3-8, H10-19TC1-TC6 and MU1 and Policies DSP1-2, DSP7-12, DSP17, DSP19-24, DSP26-38, DSP40, DSP42 and DSP47-53 will have cumulative, synergistic and indirect effects on supporting the uptake of sustainable modes of transport, including walking, cycling and public transport use in the borough.	Significant positive effect over the short, medium and long term.
	Sites E3 and E5 and Policy DSP18 will have cumulative, synergistic and indirect effects on supporting the uptake of sustainable modes of transport in the borough due to locations encouraging car travel.	Significant negative effect over the short, medium and long term.

SA Objective	Sites/policies which combine to bring cumulative/synergistic effects	Significance
	Sites E4 and GT1 will have cumulative, synergistic and indirect effects on supporting the uptake of sustainable modes of transport in the borough.	Significant mixed or uncertain effect over the short, medium and long term.
	All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	
5. To minimise carbon emissions and promote adaptation to climate change	Sites H10 and TC5-6 and Policies DSP1-2, DSP13, DSP16, DSP26-27, DSP30-32, DSP48 and DSP56 will have cumulative and synergistic effects on carbon emissions by focusing on nature conservation of the area, managing coastal change, investment in BRT and renewable energy.	Significant positive effect over the short, medium and long term.
	Site H9, will have cumulative and synergistic effects on carbon emissions and adaptation to climates change.	Significant negative effect over the short, medium and long term.
	Sites E1-4 will have cumulative and synergistic effects on carbon emissions and adaptation to climates change.	Significant mixed or uncertain effect over the short, medium and long term.
	All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	
6. To minimise air, water, light and noise pollution	Policies DSP1, DSP3, DSP13-14 will have cumulative and synergistic and indirect effects on noise, air and light quality by focusing on sustainable development, the minimisation of environmental impacts and supporting nature conservation.	Significant positive effect over the short, medium and long term.
	Sites E3, H1-2, H4-5, H7-9, H14, TC2-6 and Policies DSP26-28, DSP30-32 and DSP54 will have cumulative, synergistic and indirect effects on minimising air, water, light and noise pollution due to locations of allocations.	Significant negative effect over the short, medium and long term.
	Sites E1-2, H11-13, H15, TC1 and MU1 and Policy DSP40 will have cumulative, synergistic and indirect effects on minimising air, water, light and noise pollution within the borough.	Significant mixed or uncertain effect over the short, medium and long term.
	All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	
7. To conserve and enhance biodiversity	Policies DSP1, DSP7, DSP12-15 will have cumulative, synergistic and indirect effects for conserving and enhancing biodiversity by preserving or allocating areas of green infrastructure or of conservation value.	Significant positive effect over the short, medium and long term.

SA Objective	Sites/policies which combine to bring cumulative/synergistic effects	Significance
	Sites E1-5, H1-2, H4-19, GT1, TC1-4 and MU1 and Policies DSP18, DSP27-28, DSP33 and DSP54 will have indirect and synergistic effects on the conservation and enhancement of biodiversity in the borough due to potential impacts on green space or species of conservation importance.	Significant negative effect over the short, medium and long term
	GT2 and DSP40 will have cumulative, synergistic and indirect effects on the conservation and enhancement of biodiversity in the borough.	Significant mixed or uncertain effect over the short, medium and long term
	All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	
8. To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Sites E3-5 and H5 will have cumulative, synergistic and indirect effects on the management of natural resources in the borough.	Significant negative effect over the short, medium and long term
	Sites H6, H10 and TC5 and 6 and Policies DSP1, DSP3, DSP8-14, DSP16, DSP18, DSP26-27, DSP30-32, DSP53 and DSP56 will have cumulative, synergistic and indirect effects on the management of natural resources in the borough.	Significant positive effect over the short, medium and long term.
	All other Sites and Policies were considered to have a neutral or no effect on this SA objective.	
9. To strengthen the local economy and provide accessible jobs available to residents of the borough	Sites E1-E5, H1-H5, H7- H16, TC1-6 and MU1 and Policies DSP1, DSP9, DSP12-13, DSP17-24, DSP27-32, DSP48-51 DS53-54 and DSP56 will have cumulative, synergistic and indirect effects on the local economy and accessibility to available jobs by developing and enhancing new and existing employment areas, and improving access to them.	Significant positive effect over the short, medium and long term
All other Sites and Policies were considered to have a neutral or no effect on this SA objective.		
10. To create vital and viable new centres which complement existing centres	Sites E1-E2, H1-19, TC1-6 and MU1 and Policies DSP1, DSP6-10, DSP12-15, DSP17-18, DSP20-25, DSP27-40, DSP48, DSP51-53 and DSP56 will have cumulative, synergistic and indirect effects on the vitality and viability of new centres through economic and educational development, conservation of the natural and historic environment, and improved accessibility and connectivity to existing centres.	Significant positive effect over the short, medium and long term
All other Sites and Policies were considered to have a neutral or no effect on this SA objective.		
11. To create a healthy and safe community	Sites H2-3, H6, H10, H17-19, GT1-2, TC1-6 and MU1 and Policies DSP1-2, DSP4, DSP7, DSP10-14, DSP16, DSP23-25, DSP127-29, DSP31-35, DSP40-43, DSP45, DSP47, DSP49, DSP52-54 will have cumulative, synergistic and indirect effects on the health and safety of the community.	Significant positive effect over the short, medium and long term
All other Sites and Policies were considered to have a neutral or no effect on this SA objective.		

7 Assessment Commentary by SA Objective

7.1 Introduction

7.1.1 This chapter summarises the sustainability performance of the Proposed Submission DSP Plan and is structured according to the Sustainability Appraisal Objectives.

7.2 SA1: To provide good quality and sustainable housing for all

7.2.1 Proposed residential sites H1 to H19, as well as mixed use sites TC1 to TC6 and MU1, together make a significant contribution towards meeting this objective. Positive effects are expected in the short-, medium- and long-term. These positive effects are further advanced by sites GT1 and GT2 which provide for gypsy, traveller and travelling showpeople accommodation, and H16 which could potentially provide an 80 unit Extra Care facility.

7.2.2 More generally speaking, DSP7 directs new residential development to within defined urban settlement boundaries, which serves to preserve the undeveloped nature of the countryside as well as improve the accessibility of new homes to existing centres, services and facilities. A number of other Development Management policies are also predicted to make a positive contribution to this objective, including for instance DSP41 to DSP43.

7.2.3 Core Strategy policy CS18 provides a general requirement that residential developments will be expected to include an element of affordable housing, with sites of 15 or more dwellings contributing 40% affordable homes. Meanwhile, policies CS16 and CS17 include requirements for good quality design and the sustainable use of energy and natural resources. In summary, long-term, significant positive effects are predicted in relation to the housing objective.

7.3 SA2: To conserve and enhance built and cultural heritage

7.3.1 Fareham borough is host to a wide range of built and cultural heritage features, as outlined in the baseline. A number of proposed development sites therefore have the potential to negatively affect the setting or fabric of these features, including sites of architectural or archaeological value. For instance, employment sites E4 and E5, mixed use site TC1, TC2, TC6 and MU1, and residential sites H1, H7-9, H11-13 and H15 are all predicted to lead to potential negative effects on listed buildings, conservation areas or presently unknown archaeological features that may be present on site.

7.3.2 In order to help avoid these negative effects, the DSP Plan sets out a policy requirement for the protection and enhancement of the historic environment (DSP6) while DSP2 contains design standards that will enable development to come forward in a way which could enhance the setting of heritage features. For sites where the possibility of negative effects has been identified, mitigation is proposed including suggested requirements for a Heritage Statement

to accompany the planning application and, where evidence points to potential presence of remains, site-specific mitigation such as investigative trenching, an archaeological watching brief, and recovery and interpretation of remains. In conclusion, short-term and long-term significant negative effects are predicted in relation to built and cultural heritage, however, it should be possible to reduce negative effects via high quality designs which respond to and enhance the setting of historical features and through the use of an appropriate selection of materials and considered design, while there is also potential for some positive long-term effects.

7.4 SA3: To conserve and enhance the character of the landscape

7.4.1 Whilst the proposed development sites are directed towards the existing defined settlement boundaries, some of the site proposals could nevertheless lead to negative effects on landscape or townscape character, particularly where they remain undeveloped. For example, employment sites E1, E2, E4 and E5, residential sites H5 to H9, H11, H15-17, and town centre opportunity areas TC1, TC2 and TC4 are all assessed as negatively affecting the character of the area within which they sit. Conversely, there are certain sites where there is significant scope for an improvement on the existing situation, as with TC3 (Market Quay) for instance.

7.4.2 As with negative impacts on heritage features, proposed policies DSP2 and DSP6 are key to helping to reduce the scope for impacts by requiring development proposals to be of high quality design and take account of the setting of the local area. The detailed site assessments include recommendations for the retention of areas of semi-natural habitat, and in particular trees which are subject to a Tree Preservation Order. Nonetheless there is likely to be a degree of short- and long-term residual negative impact on the quality, character and setting of landscape and townscape character at the local scale in some parts of the borough.

7.5 SA4: To promote accessibility and encourage travel by sustainable means

7.5.1 Proposed policies DSP7 to DSP10 direct development proposals to locations within existing settlement boundaries, and this is further reinforced by the range of site allocations. The result will be significant short-, medium- and long-term beneficial effects by directing development to more sustainable locations where there is a range of existing facilities and services, a mix of uses and opportunities for employment and a choice of sustainable transport modes. Certain site-specific recommendations are made to help maximise this effect, such as the provision of on site cycle facilities and improved links to walking and cycling routes.

7.6 SA5: To minimise carbon emissions and promote adaptation to climate change

7.6.1 Few of the development site proposals are predicted to make a significant contribution to carbon emissions. Furthermore, sites have been selected to avoid areas at the greatest risk of flooding. On a site by site basis, therefore, the plan has been formulated to secure a sustainable approach to meeting the borough's housing and employment needs in relation to climate change.

7.6.2 However, taken cumulatively, the DSP Plan will contribute to an overall increase in carbon emissions, as is to be expected with a Local Plan document. The Plan, in conjunction with Core Strategy policies CS16 and CS17, includes requirements for good quality design and the sustainable use of energy and natural resources. DSP56 can also be expected to help reduce negative impacts by identifying the least constrained locations for future potential renewable energy proposals to be located. This is a criteria-based policy which does not allocate land for renewable energy proposals, but sets out the considerations which would need to be taken into account to make a site acceptable, including impacts on landscape, ecological, or heritage features or residential amenity. In conclusion, while overall carbon emissions in the borough can be expected to increase as a result of the Plan's implementation, leading to small-scale long-term negative effects in relation to climate change, the Plan also defines a spatial strategy for avoiding the resultant impacts and providing for an increased supply of renewable energy.

7.7 SA6: To minimise air, water, light and noise pollution

7.7.1 Many of the proposed policies are assessed as being neutral with regarding to air, water, noise or light pollution, which is a result of their seeking to manage the way in which development comes forward. A number of proposed development sites could, however, lead to negative effects. This is particularly the case where a site is located in close proximity to an existing source of pollution, such as an Air Quality Management Area of the M27, or is thought to be potentially contaminated as a result of its previous uses. Several of these are close to a waterway which provides a possible hydrological pathway for pollutants to enter nationally or internationally important sites for nature conservation, and in these instances specific recommendations are made to help ensure there are no negative ecological impacts. This issue is also assessed in the accompanying Habitats Regulations Assessment.

7.7.2 However, while there is scope for increased water or air pollution in the short-term, a neutral or positive effect is predicted in the longer term. Impacts on residential amenity through light and noise pollution are considered to be counterbalanced by the Plan's environmental protection policies, in particular DSP3 and DSP39.

7.8 SA7: To conserve and enhance biodiversity

7.8.1 The majority of proposed development sites are assessed as potentially leading to negative ecological impacts, particularly during the construction phase. For example, employment site E1 is allocated for employment uses, but part of the site is designated as a Site of Importance for Nature Conservation. The layout and design of development proposals will need particular attention if the site is to be delivered without a net loss of ecological features. In many cases it will be possible to avoid and reduced these effects during the development management process and via surveys for important habitats and protected species. Avoidance and mitigation measures are proposed for each of these sites, typically including recommendations to avoid the loss of Biodiversity Action Plan habitats or other important ecological features. Impacts to other habitats and species may be avoidable through site layout and design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and

assessment will be required to establish which (if any) protected species may be using each site and to design a suitable mitigation strategy.

7.8.2 Several sites are also assessed through the HRA to establish whether they could adversely affect the integrity of Special Areas of Conservation, Special Protection Areas or Ramsar sites in and around the borough. This process concludes that, while there is a risk of impacts to these sites, they are capable of being mitigated through specific design or construction measures. Residential proposals will be required to contribute to the Solent Disturbance and Mitigation Project to prevent recreational impacts to these sites, as stipulated by DSP15.

7.8.3 In addition, the Plan includes policies DSP13 (Nature Conservation) and DSP14 (Sites for Brent Geese and Waders) which together aim to ensure that development proposals avoid or reduce negative effects, and contribute towards ecological enhancements. In conclusion, the Plan is predicted to lead to negative impacts to ecological receptors in the short to medium term, but many of these impacts are capable of being mitigated. Long-term effects are likely to be both positive and negative, and highly site-specific.

7.9 SA8: To conserve and manage natural resources (water, land, minerals, agricultural land, materials)

7.9.1 The majority of individual sites and policies are predicted to have broadly neutral outcomes in relation to natural resources, which is a reflection in part of the Plan's focus on the existing defined settlement boundaries. Losses of best and most versatile agricultural land have been minimised in this way. The effects of individual proposals are expected to be minimised by the implementation of Core Strategy policies CS15 and CS16 regarding sustainable design and use of natural resources, but the extent to which this is successful will depend on how these policies are implemented in practice. Overall, the Plan can be expected to result in small scale long-term negative effects via a general increase in the consumption of water and materials, however, it is considered to make a significant contribution to the best use of land.

7.10 SA9: To strengthen the local economy and provide accessible jobs available to residents of the borough

7.10.1 Significant short-, medium- and long-term beneficial effects are predicted with regard to strengthening the local economy as a result of the Plan's provisions for new employment floorspace. The Town Centre Development Opportunity Areas are likely to be among the most effective parts of the Plan in this respect as they aim to support the continued development of Fareham and promote regeneration of under-used sites.

7.11 SA10: To create vital and viable new centres which complement existing centres

7.11.1 Similarly, the DSP Plan is predicted to result in significant short-, medium- and long-term beneficial effects on the vitality and viability of centres, with the majority of development sites and policies contributing towards achieving this objective. Again, the Plan's focus on directing

development to within existing defined settlement boundaries is an important consideration, as this will help to improve accessibility to services, enhancing their long-term viability.

7.12 SA11: To create a healthy and safe community

- 7.12.1 The majority of proposed development site are expected to make at least a minor contribution towards further this objective, whether as a result of providing for high quality housing, by promoting sustainable and active travel modes, or providing for a range of cultural, leisure and community facilities. Proposed policies DSP12 and DSP53 make specific contributions in this respect by protecting and enhancing existing public open spaces sports facilities, and seeking to develop new facilities.

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8 Monitoring

8.1 Introduction

- 8.1.1 The SEA Directive states that “Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1). In addition, the Environmental Report (or SA Report) should provide “... a description of the measures envisaged concerning monitoring” (Annex I (i)).
- 8.1.2 The SA monitoring framework should be targeted towards the aspects of the environmental, social and economic baseline which are assessed as likely to be significantly affected during implementation of the plan. Ideally SA monitoring proposals should be aligned with or incorporated within monitoring that is scheduled for the plan itself, both to avoid duplication and ensure that appropriate remedial action can be taken.
- 8.1.3 Monitoring is particularly useful in helping to answer the following questions:
- ▶ Were the assessment’s predictions of sustainability effects accurate?
 - ▶ Is the plan contributing to the achievement of desired sustainability objectives?
 - ▶ Are mitigation measures performing as well as expected?
 - ▶ Are there any unforeseen adverse effects? Are these within acceptable limits, or is remedial action required?

8.2 Monitoring Framework

- 8.2.1 Table 8.1 provides proposals for a programme of monitoring to measure the plan’s performance in relation to the SA Objectives against which significant effects were identified, and seeks to monitor where uncertainties relating to the appraisal findings arose. The monitoring programme may still be adjusted in response to representations on the Plan and its SA. The final monitoring programme will be included in the Post Adoption Statement. Consultees are invited to suggest any further indicators that they feel are necessary or suitable for inclusion in this monitoring programme.
- 8.2.2 The Delivery and Monitoring Section of the DSP Plan together with the forthcoming editions of the Local Planning Authority’s Monitoring Report will incorporate the monitoring framework set out in the Sustainability Report.

Table 8.1: Proposed monitoring framework

SA Objective	
1. To provide good quality and sustainable housing for all	Amount of affordable housing provided
	Number of households on the Housing Waiting List
2. To conserve and enhance built and cultural heritage	Number of features added to the Heritage at Risk register
3. To conserve and enhance the character of the landscape	Number/area of TPO trees lost or negatively affected
4. To promote accessibility and encourage travel by sustainable means	Length of new footpath/cycle-ways delivered through development
	Area of mixed use development delivered
5. To minimise carbon emissions and promote adaptation to climate change	Kilowatt hours of installed renewable and low carbon energy source
6. To minimise air, water, light and noise pollution	Incorporation of measures to protect groundwater
	Impact on groundwater source protection zones
	Air quality conditions within AQMAs
7. To conserve and enhance biodiversity	Net loss (ha) of local nature conservation sites to development
	Area of Biodiversity Action Plan (BAP) habitat created through development
	Number/proportion of planning applications which provide a net gain for biodiversity
8. To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proportion of previously developed land re-used
9. To strengthen the local economy and provide accessible jobs available to residents of the borough	Type and floorspace of premises provided
	Net gain and range of jobs provided
10. To create vital and viable new centres which complement existing centres	Number of vacant retail units and % of non retail uses in primary and secondary frontages
11. To create a healthy and safe community	Type and floorspace of healthcare, education, leisure and community facilities premises provided
	Size and type of sports and recreation facilities provided

9 Summary and Consultation Arrangements

9.1 Summary and Next Steps

9.1.1 The Sustainability Report presents the findings of a combined Sustainability Appraisal and Strategic Environmental Assessment for the Development Sites and Policies Plan for the borough of Fareham.

9.1.2 The report accompanies the Proposed Submission version of the Plan, forming part of the evidence base upon which the plan is based, and incorporates the Environmental Report which is required in accordance with the SEA Directive. It includes an assessment of the reasonable alternatives which were considered during preparation of the plan, and makes recommendations for mitigating and monitoring its significant effects.

9.1.3 A range of positive and negative effects are predicted to occur during implementation of the DSP Plan, including:

- ▶ Long-term, significant positive effects in relation to the housing objective;
- ▶ Short-term and long-term significant negative effects are predicted in relation to built and cultural heritage, however, it should be possible to reduce negative effects via high quality designs which respond to and enhance the setting of historical features and through the use of an appropriate selection of materials, while there is also potential for some positive long-term effects;
- ▶ Short- and long-term residual negative impact on the quality, character and setting of landscape and townscape character at the local scale in some parts of the borough;
- ▶ Long-term, significant positive effects in relation to accessibility and sustainable travel;
- ▶ Overall carbon emissions in the borough can be expected to increase as a result of the Plan's implementation, leading to small-scale long-term negative effects in relation to climate change, but the Plan also defines a spatial strategy for avoiding the resultant impacts and providing for an increased supply of renewable energy;
- ▶ There is scope for increased water or air pollution in the short-term, but a neutral or positive effect is predicted in the longer term. Impacts on residential amenity through light and noise pollution are considered to be counterbalanced by the Plan's environmental protection policies;
- ▶ The Plan is predicted to lead to negative impacts to ecological receptors in the short to medium term, but many of these impacts are capable of being mitigated. Long-term effects are likely to be both positive and negative, and highly site-specific;
- ▶ Small scale long-term negative effects in relation to the consumption of water and materials, however, it is considered to make a significant contribution to the best use of land;

- ▶ Significant short-, medium- and long-term beneficial effects are predicted with regard to strengthening the local economy as a result of the Plan's provisions for new employment floorspace;
- ▶ Significant short-, medium- and long-term beneficial effects on the vitality and viability of centres; and
- ▶ The majority of proposed development site are expected to make at least a minor contribution in relation to creating and healthy and safe community.

9.1.4 Following publication of the Proposed Submission DSP Plan and its Sustainability Report, representations received on both documents will be analysed by the Council and where necessary discussed during the Examination in Public. Any changes to the DSP Plan which arise as a result of consultation or examination will need to be assessed as part of the SA process, which may lead to a further edition of, or addendum to this report.

9.1.5 SEA Regulations 16.3c(iii) and 16.4 require that a 'statement' be made available to accompany the plan, as soon as possible after the adoption of the plan or programme. The purpose of the Post Adoption Statement is to outline how the SA process has informed and influenced the development planning process and demonstrate how consultation on the SA was taken into account. The statement will contain the following information:

- ▶ The reasons for choosing the plan as adopted in the light of other reasonable alternatives dealt with;
- ▶ How environmental considerations were integrated into the plan;
- ▶ How consultation responses were taken into account; and
- ▶ Measures that are to be taken to monitor the significant effects of the plan.

9.2 Publication

9.2.1 The Proposed Submission DSP Plan and this Sustainability Report are being made available for representations for a period of six weeks, from 28 February, and can be viewed at:

www.fareham.gov.uk/planning/local_plan/intro.aspx

9.2.2 Alternatively hard copies can be viewed at the Council Offices or public libraries at Portchester, Fareham or Stubbington Locks Heath Centre.

9.2.3 Responses to this consultation exercise should be sent to:

planningpolicy@fareham.gov.uk

Fareham Borough Council
Civic Offices
Civic Way
Hampshire
PO16 7AZ

Appendix A: Annex 1 of the SEA Directive

Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment

Annex 1: Information for Environmental Reports (referred to in Article 5(1))

Requirement	Location in this SEA
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Sections 1.2, 5.1, 3.3 and Appendix C
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Chapter 4 and Scoping Report
3. The environmental characteristics of areas likely to be significantly affected.	Chapter 4 and Scoping Report
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Council Directive 92/43/EEC on the conservation of habitats and species.	Chapter 4 and Scoping Report
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 3.3, Appendix D
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between these factors.	Chapters 5, 6 and 7, and Appendices H and I
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 6 and Appendix I
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 5
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Chapter 8
10. A non-technical summary of the information provided under paragraphs 1 to 9.	Non Technical Summary

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Appendix B: Analysis of Consultation Responses

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Analysis of Consultation Responses

Sustainability Appraisal of Fareham Borough Council's Development Sites and Policies Plan

Organisation	Date	Comment ID	Doc Ref	Comments	Document	Summary of reaction, if any needed
The Theatres Trust		001	11.1.1	<p>Paragraph 11.1.1 states that At a regional and local level emphasis is placed on improvements to the cultural and visitor economy. This statement is not reflected in the SA Objectives nor the Review of Policies, Plans and Programmes sections.</p> <p>The SA Objectives table at item 11 (To create a healthy and safe community) lists at sub-item Q11d – provide a range of leisure and community facilities that are accessible by all. To be consistent with paragraph 11.1.1 please include the word 'cultural' so that sub-Item Q11d reads - ... leisure, cultural and community facilities. This would then reflect one the 12 Core Planning Principles in the NPPF, at item 17 on page 6, which is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.'</p> <p>In the Review of Policies, Plans and Programmes under the Population and Quality of Life section, the NPPF column (Appendix D33) for main objectives, only refers to Local Spatial Planning and Planning for Open Space, Sport and Recreation and does not include other relevant contributors to this topic. There were no PPSs that included guidance for cultural activities, cultural buildings or entertainments, which are vital components for your residents and to the visitor economy. The 'cultural and visitor economy', as emphasised in para.11.1.1, is not reflected in any of the Review section. We suggest that the column on page D33 references the NPPF which states on page 17 that 'to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan for the use of shared space and guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.' We request that the word 'cultural' is included here and suggest that as PPG17 is already dealt with under the Health section on page D18 it is unnecessary to repeat it under the Quality of Life section.</p>	Scoping Report_7_220512	- Amend criteria Q11d ✓ - Amend PPP Review p.D33 ✓
Natural England		002		<p>Natural England welcomes the extent of the baseline information brought together for the report. It provides an extensive resource to ensure sustainability issues relevant to the area are fully assessed. However, It is not clear as to whether the Sites of Importance for Nature Conservation (SINCs) in the Borough cover all ancient woodland areas, and those areas known to be inhabited by species protected under the Wildlife and Countryside Act (1981) (as amended) and The Conservation of Habitats & Species Regulations (2010). It would be helpful if these were represented if they are not already, to ensure the baseline is maintained.</p> <p>Transport and access will be a key issue for Fareham. Where it is not possible to demonstrate that air quality will be maintained (or enhanced where necessary) in assessing the impacts, Natural England would like to see consideration of the Increase in kg/n/ha/yr on relevant designated sites and assurance that any increase will be below 1% of the lower end of the critical load figure for the designated habitats.</p> <p>With regard to the biodiversity chapter we recommend that the Solent Disturbance and Mitigation Project (SDMP) is considered, with any key findings noted to prompt later assessment. The site allocations assessment should consider the integrity of the Solent and Southampton Water Special Protection Area (SPA) and whether the sites are likely to increase recreational disturbance to the designated birds.</p> <p>Whilst the SDMP aims to develop a strategic approach to avoiding recreational disturbance impacts on coastal bird species there may be local factors worth considering in terms of impact avoidance and mitigation that may be added to development management policies for particular sites. For example, it may be noted that during the visitor surveys undertaken for the project Salterns Park was the site which suffered the most disturbance events. Whilst not in the Borough, the condition assessment for Browndown notes impacts from recreational pressure. To what extent is the development of any particular site likely to exacerbate these issues?</p> <p>Given that the plans policies and programmes appendix also includes guidance documents we would suggest that reference also be made to the SDMP reports, available at: http://www.solentforum.org/forum/sub_groups/Natural_Environment_Group/Disturbance_and_Mitigation_Project/ The PUSH GI Strategy would also be a useful addition for the plan to be considered against. It can be found at: http://www.push.gov.uk/push_gi_strategy_adopted_june_10-3.pdf</p> <p>Natural England particularly welcomes the sustainability objectives and fully supports the decision making criteria set out against them in the Sustainability Appraisal Framework.</p>	Scoping Report_7_220513	- Figure 9.5 (p.45) shows the extent of SINCs in the borough - Increases in the nitrogen load at European sites will be considered through the HRA - assuming the necessary data are available (i.e. post-development AADT traffic flows, which is likely to require outputs from the Sub-regional Transport Model) - Increases in recreational disturbance at Solent & Southampton Water SPA/Ramsar will be considered through the HRA - Amend PPP Review ✓

Analysis of Consultation Responses

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Organisation	Date	Comment ID	Doc Ref	Comments	Document	Summary of reaction, if any needed
Hampshire County Council		003	15.1	To reflect the National Planning Policy Framework it is suggested that this could be amended to read: 'Changes to the character of the wider landscape, not just designated areas, can compromise the quality of the environment. Development should respond positively to local landscape and townscape character and the effects of change should be measured through the effects on the key characteristics.'	Scoping Report_7_220514	Amend para 15.1 ✓
		004	17.1	The National Planning Policy Framework (paragraph 56) recognises good design as a key aspect of sustainable development, being indivisible from good planning and contributing positively to bettering places for people. It is therefore suggested that paragraph 56 is amended to read: 'Promoting high quality design and the development of a high quality and multifunctional.....'	Scoping Report_7_220515	Amend Box 17.1 ✓
		005	Landscape	The reference to the Hampshire Landscape: A strategy for the Future 2000 should be updated by replacing it with the Hampshire Integrated Character Assessment 2011. Details of the assessment can be found on the County Council's website at: http://www3.hants.gov.uk/landscape-and-heritage/planning-the-landscape/landscape-character/hampshire-integrated-character-assessment.htm	Scoping Report_7_220516	Amend PPP Review ✓
Portsmouth Water		006	19.1.2	The CAMS documents are out of date. They were produced in 2003 and were due to be revised in 2009. This revision did not take place and the documents available on the Internet do not reflect the work that Portsmouth Water has done since 2003. You will see from our Water Resources Management Plan (available on our website) that Portsmouth Water only has one water supply zone. Fareham is not supplied directly from Maindell and the majority of the water actually comes from the River Itchen (outside our area of supply).	Scoping Report_7_220517	Amend water supply details ✓
Portsmouth Water		007	19.2.6	Portsmouth Water is currently studying the River Wallington as part of our Water Framework Directive obligations. The results will inform our 2014 Business Plan and our 2014 Water Resources Management Plan. The River Meon is already in "good" condition and Portsmouth Water is only studying the impact of abstraction on Titchfield Haven. (Post Implementation Monitoring (PIM) following the Habitats Review of Consents). Once again the outcome of the study will inform the 2014 Business Plan and the 2014 Water Resources Management Plan. Portsmouth Water has already implemented a licence reduction at Gaters Mill on the River Itchen. This was an output from the Habitats Directive Review of Consents. Portsmouth Water is not required to do any further investigations on the River Itchen for the Water Framework Directive or to carry out any Post Implementation Monitoring. The revised licence conditions include a stepped monthly profile and a Minimum Residual Flow (MRF) condition. Fareham can also be supplied from the Havant area via the Portchester Booster. Portsmouth Water has already implemented a licence reduction at Havant and Bedhampton Springs. This licence now includes MRF conditions on the Lavant Stream and the Hermitage Stream. No further WFD studies are required on these water courses.	Scoping Report_7_220518	Amend para 19.2.6 ✓
Portsmouth Water		008	19.2.7	Water quality is obviously very important to Portsmouth Water and Groundwater Protection Zones surround most of our sources. The Core Strategy and the site allocations document need to take account of source protection. Great care in the use of "Sustainable Urban Drainage" (SUDS) needs to be taken in areas that overlie the chalk aquifer. Maindell no longer supplies Fareham directly but it is still important to protect the river and the aquifer.	Scoping Report_7_220519	Amend para 19.2.7 ✓
Portsmouth Water		009	19.2.13	Portsmouth Water does not normally need to comment on coastal defence issues because our infrastructure is relatively secure. Titchfield Haven may be an example where a managed retreat would benefit the environment. If the tidal sluices were removed then saltmarsh habitat could develop in Titchfield Haven and help to mitigate the loss of the habitat elsewhere.	Scoping Report_7_220520	Amend para 19.2.13 ✓

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Organisation	Date	Comment ID	Doc Ref	Comments	Document	Summary of reaction, if any needed
Portsmouth Water		010	19.3	<p>The East Hants CAMS document is out of date and a lot of further work has been done since 2003. Abstraction licences have been revised and further changes are possible in the 2014 Water Resources Management Plan.</p> <p>Housing allocations should not be constrained by the issue of water supply. Portsmouth Water's plans allow for the Strategic Development Area (SDA) and housing levels in excess of the South East Plan allocations. If overall housing allocations are reduced as a result of the Local Plan process then Portsmouth Water's current surplus will go even further.</p> <p>In the longer term Havant Thicket Winter Storage Reservoir will provide additional security of supply and resilience to climate change.</p> <p>Groundwater protection is important and care needs to be taken with the use of SUDS above chalk aquifers.</p>	Scoping Report_7_220521	Amend para 19.3 ✓
Hill Head Residents' Association		011		In our view this Sustainability Appraisal and the Core Strategy do not now reflect Government Policy and should be modified - preferably by the reintroduction of the Hill Head Area of Special Residential Character and, this time, with it as an important material consideration in planning decisions.	Scoping Report_7_220522	Noted
Hampshire Chamber of Commerce		012		<p>The Economic Factors section of the report would be improved by including a sectorial specific approach to its assessment as recommended in the new National Planning Policy Framework and in the previous South East Plan as changed by the Secretary of State.</p> <p>This is because this section does not appear to pick up on the local demands of industry and businesses which, therefore, makes it an inadequate base for identifying particular land requirements and needs of local firms in those parts of the economy which are most likely to show growth in the near future.</p>	Scoping Report_7_220523	Noted
Fareham Society		013	1.3.1	<p>This Scoping Report is particularly wordy and not always clear, particularly for the general public. There is a great deal of information on the Borough covering all the issues likely to be needed to inform decision on options to be pursued in the major planning document's preparation. One issue not adequately covered is that of noise and this should rank in the list of criteria to be considered when choosing sites etc. Decibel maps are available for areas of the Borough, particularly near the M27 and there should be information for areas near all the main highways - this chapter should have its own chapter like air quality.</p> <p>Biodiversity - The perception of the Society is that Fareham's Biodiversity Plan does not seem to be very actively monitored - it must shortly be coming up for review and it is hoped that more has been achieved in recent years than between its initial publication and the 1st Review. Resources both nationally and locally are less available than formerly for issues concerned with the natural environment. Adequate research, coupled with local knowledge is absolutely necessary for the protection of the environmental assets that already exist in the borough and for future planning. The under-staffing of agencies like Natural England does not always allow for adequate monitoring and vigilance and this is vital as the natural environment is to take its equal place when judgements are made on sustainability.</p>	Scoping Report_7_220524	- Decibel mapping could not be sourced - Noted
Fareham Society		014	9.3.12	Inaccurate - a not insignificant area of Portsmouth Harbour is in the Borough of Fareham - designated as SPA and Ramsar sites and also SSSIs. Fareham Creek, Fareham Lake and other coastal areas.	Scoping Report_7_220525	This is listed at 9.3.12 and 9.3.14
Fareham Society		015	page 37	Has the Portsdown Hill Biodiversity Area titled twice - so Table 9.7: Black titled area, should read Portsmouth Harbour B.O.A.	Scoping Report_7_220526	Amend Table 9.7 ✓

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Organisation	Date	Comment ID	Doc Ref	Comments	Document	Summary of reaction, if any needed
Fareham Society		016	Chapter 11	<p>Economic Factors. How much research has been done on the effect that Fareham's severe highway congestion problems may have on attracting business to the area? The activity from the Daedalus site will have a very deleterious effect on the surrounding highway network and it will be very interesting to see if highway issues will influence the choice of occupants for the site.</p> <p>Is there an assessment done of the skills available of the existing residents in the Borough, particularly those unemployed - so that there is an effort to attract jobs which match available skills? The Society has read the evidence which shows that there is a need to produce a more highly skilled workforce in the Borough and that is of great importance, but a very wide range of work opportunities must be consciously sought to cover the whole spectrum of abilities.</p>	Scoping Report_7_220527	Check with FBC
Fareham Society		017	SA Framework	<p>The list of the main criteria for assessing the suitability of sites are all very laudable but sites that meet the criteria will be very limited in an over-developed Borough like Fareham. Suggested additions to this list are:</p> <p>2:- Q2a. after 'buildings' add "and their settings" 6:- Q6b. add another bullet point to highlight noise problems - see above comments 5:- Q5d. add "and deleterious effect of alteration of the water table"</p>	Scoping Report_7_220528	Amend criteria for Objectives 2, 5 and 6 ✓
Fareham Society		018	17.2.10	Need to clarify "Outdoor Living Environment" - it is assumed that this refers to the lack of open space particularly in and near Fareham Town - a fact which The Society has long been concerned about.	Scoping Report_7_220529	Sub-domains are defined by DCLG
Environment Agency		019	18	We recommend that the protection of groundwater is included within Box 18, 1: Key Issues.	Scoping Report_7_22053	This is listed at Box 19.1
Environment Agency		020	19	Box 19.1 - We would encourage a stronger appreciation of the role of the borough in supporting on going arrangements to the water quality of rivers.	Scoping Report_7_220531	Amend Box 19.1 ✓
Environment Agency		021	Appendix D - Water	We would advise Flood and Coastal Erosion Risk Management Strategy is included here.	Scoping Report_7_220532	Amend PPP Review ✓
English Heritage		022	Chapter 13	Under "Baseline Data" in Chapter 13. mention could usefully be made of the Historic Environment Record as a source of information about archaeological remains. This section should also be used to identify any gaps that may exist in available up-to-date data.	Scoping Report_7_220533	Amend Chapter 13 ✓
English Heritage		023	Appendix B	<p>The decision-making criteria in Appendix B could and, in my opinion should, be expanded. English Heritage has produced guidance on Sustainability Appraisals, "Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment", which sets out a wide range of possible decision-making criteria or sub-objectives on pages 6 and 7.</p> <p>Although not all of these are applicable to this particular SA, I would suggest that the SA could include the following:</p> <ul style="list-style-type: none"> • Will it conserve and/or enhance the historic environment (including archaeological remains, listed buildings and structures, the character or appearance of conservation areas, the settings of the above, historic townscapes and settlement character, locally important buildings and townscapes) ? • Will it lead to the improved management and or restoration of a historic asset? • Will it respect, maintain and strengthen local distinctiveness and sense of place? • Will it promote high quality urban design? • Will it provide for increased access to the historic environment ? • Will it provide for increased understanding and interpretation of the historic environment ? <p>I also believe that the Scoping Report should set out indicators for the monitoring of the sustainability objectives/sub-objectives. The English Heritage SEA/SA Guidance identifies a number of potential indicators for the historic environment, which might be helpful.</p>	Scoping Report_7_220534	Discuss with FBC; amend accordingly ✓

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Organisation	Date	Comment ID	Doc Ref	Comments	Document	Summary of reaction, if any needed
Natural England	Nov-12	024	ED2	<p>New Employment development: Draft policy ED2:</p> <p>Notwithstanding the development brief, it is not clear that this policy is deliverable in the light of NPPF para 118: <i>When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles...</i></p> <p>- <i>planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.</i></p> <p>- <i>if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused</i></p> <p>It is unclear how much of the site can be developed without resulting in the loss or deterioration of irreplaceable habitats, and how compensation would be approached. In the absence of both of these pieces of information, we advise that that policy may be undeliverable, and hence unsound. In particular any compensation should be such that there is no net detriment to biodiversity, which is likely to involve replanting ratios much higher than 1:1. Whilst there is no standard approach to determining such ratios, you may wish to consider the metric for the biodiversity offsetting pilot in England: http://www.defra.gov.uk/publications/2012/04/02/pb13745-bio-tech-paper/</p>	Draft DSP Plan	We assume this refers to Solent Business Park, and we agree with your concerns which are reflected in the assessment of this site
		025	Monitoring	<p>Chapter 16 to the Draft Plan sets out the Council's proposed monitoring framework for this Plan's policies. In relation to the proposed targets and monitoring indicators for draft policy BD1, we would add the following comments:</p> <p><input type="checkbox"/> The Net loss of local nature conservation sites as a whole is not a useful indicator. The net loss of local nature conservation sites due to development may be an appropriate indicator.</p> <p><input type="checkbox"/> A „positive“ indicator around the creation of Biodiversity Action Plan (BAP) habitat, including habitat creation through development, could be included;</p> <p><input type="checkbox"/> Alternatively there could be an indicator which captured the number/proportion of planning applications which provided a net gain for biodiversity.</p>	Draft DSP Plan	Noted
		026	E3.1	<p>Based on the information provided, Natural England concurs with the conclusion of the Habitats Regulations Assessment (HRA) report (Screening Statement dated October 2012) as set out in para E3.1 with one exception as set out below. We await the revisions to the Local Plan part 2 incorporating measures and or additional information to allow the HRA based on it to conclude that the plan will have no likely significant effect.</p>	HRA Screening	Noted
		027	E3.1	<p>The exception to this is policy CM2 New Moorings. This policy has the potential to have a likely significant effect on at least one European Site. We advise that the rationale for screening this site out is explicitly states in the report.</p>	HRA Screening	CM2 brought into the assessment
		028	E3.1	<p>We would further add that the HRA has identified that there are a number of allocated sites within 500 metres of sites of high importance to Waders and Brent Geese. The effects of the allocations on these species should be considered at plan level, rather than delegated to development management level, so that a strategic approach to mitigation can be taken.</p>	HRA Screening	This is addressed in the HRA Report
		029	Chapter 5	<p>Finally, it is not clear within the HRA the exact nature of the mitigations, i.e. whether the matter can be left to development management stage, whether it can be addressed by changes to policy wording in the plan (including deletion of the allocation), or whether additional assessment is needed before determining what mitigation is required.</p>	HRA Screening	This is addressed in the HRA Report
		030	General	<p>Natural England has no comments to make on this document.</p>	SA Options Report	Noted

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Organisation	Date	Comment ID	Doc Ref	Comments	Document	Summary of reaction, if any needed
RSPB	Nov-12	031	General	<p>We are extremely disappointed that a number of housing allocations are included in the Draft Plan which, due to their proximity, will place an unnecessary and, in our view, entirely avoidable pressure on either the Solent and Southampton Water SPA or the Portsmouth SPA. These allocations are as follows:</p> <ul style="list-style-type: none"> - ID 40: Gosport Road Bus Depot - Allocated for 32 dwellings; within immediate proximity to Portsmouth Harbour SPA. - ID 1076: Land Between 335-357 Gosport Road - Allocated for 8-10 dwellings; adjacent to the Gosport Road Bus Depot site, and within 50m of Portsmouth Harbour SPA. - ID 1215: Seaeye House & Adjoining Commercial Properties, Lower Quay Road - Allocated for 5-12 dwellings; within 30m of the Portsmouth Harbour SPA; additionally within approximately 200m of a site of importance to waders. - ID 1948: Windmill Grove - Allocated for 18-24 dwellings; within 50m of the Portsmouth Harbour SPA; additionally within close proximity to a number of sites of importance to brent geese and waders. <p>We urge the Council to take a close look at each of the above allocations, and, unless it can be clearly demonstrated that (for example, due to existing access restrictions from the site to the SPA) new housing in these locations will not lead to direct recreational access to the adjacent areas of the SPA (and or its supporting sites), the allocations are removed from the Draft Plan.</p>	Draft DSP Plan	Three of these sites have since been deleted from the plan, in part due to their ecological impacts. 335-357 Gosport Rd remains and is subject to Appropriate Assessment in the HRA Report.
Wildlife Trust	Nov-12	032	General	<p>The Trust notes that both the accompanying Habitat Regulations Assessment and Sustainability appraisal have identified that a number of the sites will have a likely significant adverse impacts on the natural environment without mitigation measures being considered. The Trust is concerned that avoidance of impacts should always be the first consideration rather than just mitigation.</p> <p>The Trust notes that the Habitats Regulation Assessment has identified that there are a number of allocated sites within 500 metres of sites of high importance to Waders and Brent Geese. The Trust is concerned that these sites have been included as Site allocations even though it is recognised though the Waders and Brent geese strategy that buildings and homes within 500m can be detrimental to areas of high importance to Brent geese.</p> <p>It is noted that your policies for these, include a requirement for developments to provide an ecological survey and assessment and any potential ecological impacts appropriately mitigated. The Trust would question whether avoidance of impacts to the Brent geese could be realistically achieved on an individual site by site base assessments and believe that these sites should be assessed in the strategic context through the Local Plan Part 2. If avoidance of impact cannot be established and it is considered that these developments are required in the overriding public interest, then compensatory suitable alternative habitats for the Brent geese would be required. This can only effectively be dealt with at a Strategic level. The Local plan part 2 provides the platform for assessing this.</p> <p>The Trust would wish therefore to see avoidance measures for the Brent Geese sites assessed at this strategic level and realistic avoidance measures proposed within Local Plan Part 2. The Trust would be happy to work with the Farnham Borough Council on these matters.</p>	Draft DSP Plan	This is addressed in the HRA Report

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		033	5.24	<p>It is noted that in section 5.24 of the HRA it states that :</p> <p><i>"The Development Sites and Policies Plan will be in general conformity with the Core Strategy, 5.2.4 and does not propose development levels over and above that set out by the higher-tier plan. As such it does not add further to the potential atmospheric pollution and disturbance from recreation impacts already considered as part of the Core Strategy HRA. The uncertainty regarding potential impacts to European sites from atmospheric pollution and disturbance is therefore viewed as being managed through the Core Strategy and its HRA, while also being applicable to certain site allocations (residential sites in relation to disturbance, and residential, employment and retail sites in relation to atmospheric pollution)."</i></p> <p>The Trust is concerned that these are currently not being managed through the Core Strategy . With regards to Air Pollution with the exception of the new rapid bus transport system, there is no evidence to show that other changes have been made to ensure that air pollution is being managed. With regards to Disturbance from recreation the Trust recognises that the Solent Disturbance Mitigation work is ongoing and that Fareham Borough Council is fully engaged with this process. We are however concerned that housing has continued to be developed without appropriate mitigation measures in place.</p> <p>It is therefore extremely concerning that Local Plan Part 2 proposes to continue to develop without appropriate mitigation in place. The Trust would wish to see as a minimum, new open spaces created as part of this Local plan part 2 that will not only provide some mitigation but also as open spaces for health and wellbeing of the local community. This issue is discussed under our comments on open spaces.</p>	HRA Screening	Section revised.

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Appendix C: PPP Review

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Appendix C: Review of Policies, Plans and Programmes



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Review of Policies, Plans and Programmes

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
Accessibility and Transport		
Department for Transport : Creating Growth, Cutting Carbon; Making Sustainable Local Transport Happen (January 2011)	The recent White Paper seeks to develop a “transport system that is an engine for economic growth, but one that is also greener and safer and improves quality of life in our communities”. The White Paper’s stated priority for local transport is as follows: “Encourage sustainable local travel and economic growth by making public transport and cycling and walking more attractive and effective, promoting lower carbon transport and tackling local road congestion.”	The DPD should seek to support the White Paper through maximising accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks.
Department for Transport: Towards a Sustainable Transport System: Supporting Economic Growth in a Low Carbon World (November 2008)	Outlines five national goals for transport, focusing on the challenge of delivering strong economic growth while at the same time reducing greenhouse gas emissions. It outlines the key components of national infrastructure, discusses the difficulties of planning over the long term in the context of uncertain future demand and describes the substantial investments we are making to tackle congestion and crowding on transport networks. The National Goals for Transport are as follows: Goal 1: To reduce transport’s emissions of carbon dioxide and other greenhouse gases, with the desired outcome of tackling climate change. Goal 2: To support economic competitiveness and growth, by delivering reliable and efficient transport networks. Goal 3: To promote greater equality of opportunity for all citizens, with the desired outcome of achieving a fairer society. Goal 4: To contribute to better safety, security and health and longer life expectancy by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health. Goal 5: To improve quality of life for transport users and non-transport users, and to promote a healthy natural environment.	The DPD should seek to support the National Transport Goals through maximising accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure in the DPD area. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks.
National Planning Policy Framework (2012)	Replacing PPG13 (Transport), the policy sets out the Government’s planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Promoting sustainable transport. <ul style="list-style-type: none">- Support sustainable transport development including; infrastructure, large scale facilities, rail freight, roadside facilities, ports and airports.- Protect and exploit opportunities for sustainable transport modes, including designing and locating developments to maximise sustainable modes and minimise day to day journey lengths.	The DPD should maximise accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure in the DPD area. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks.

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
Department for Transport: Transport White Paper: The Future of Transport – A Network for 2030 (2004)	Sets out factors that will shape transport in the UK over the next thirty years. Also sets out how the Government will respond to the increasing demand for travel, while minimising the negative impact on people and the environment.	New housing and employment provision, and new services, facilities and amenities will lead to increased demand for travel to the north of Fareham. The DPD should therefore take into account the objectives of the White Paper in order to minimise transport's effect on the environment.
Department for Transport: The Future of Rail White Paper (2004)	Sets out a blueprint for a new streamlined structure for Britain's Railway. The proposals aim to provide a single point of accountability for the network's performance, allow closer working between track and train and provide for greater devolution of decision making.	The development of the borough is likely to stimulate increased usage of the railway network.
Department for Transport: An Evidence Base Review of Public Attitudes to Climate Change and Transport Behaviour (2006)	Summary report of the findings of an evidence base review investigating the research base on public attitudes towards climate change and transport behaviour.	The DPD should be designed to effectively influence public behaviour in terms of promoting modal shift from the private car.
Department for Transport: National Cycling Strategy and Review (1996, reviewed 2005)	The National Cycling Strategy aims to increase cycle use for all types of journey. The Review focuses on the mechanisms established for the delivery of cycling and the effect these have had on increasing cycling rates.	The DPD should take into account the objectives of the National Cycling Strategy by promoting cycle friendly development, supporting the provision of new cycling routes within and to and from development areas and improve the public realm.
Hampshire County Council: Hampshire Local Transport Plan 2011-31 (2011)	<p>Hampshire County Council's third Local Transport Plan (LTP3) came into effect on 1st April 2011. The Plan covers the period 2011-2031 and replaces the second Local Transport Plan (2006-11).</p> <p>It comprises two parts, including a 20-year Strategy, which sets out a long-term vision for how the transport network of Hampshire will be developed over the next 20 years, and three-year Implementation Plan setting out planned expenditure on transport over the period April 2011 to March 2014. The LTP3 sets out three 'Main Priorities', as follows:</p> <ul style="list-style-type: none"> • To support economic growth by ensuring the safety, soundness and efficiency of the transport network in Hampshire; and • Provide a safe, well-maintained, and more resilient road network in Hampshire as the basic transport infrastructure of the county on which all forms of transport directly or indirectly depend, and the key to continued casualty reduction and • Manage traffic to maximise the efficiency of existing network capacity, improving journey time reliability and reducing emissions, thereby supporting the efficient and sustainable movement of people and goods. <p>Under these Main Priorities, the LTP3 presents 14 objectives. Of particular relevance to the DPD, is <i>Policy Objective 14: Outline and implement a long-term transport strategy to enable sustainable development in major growth areas.</i> This highlights that:</p>	The DPD should seek to support the aims and objectives of the LTP3 through maximising accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure in the DPD area. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks. It should also ensure close working between at County and Borough level with regards to the transport needs.

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	<p>“An effective and reliable transport network is essential to accommodating natural demographic growth and promoting economic success in Hampshire. Whilst acknowledging that most people will wish to own and use cars, it is important that new development is planned to avoid increasing traffic pressure by ensuring that attractive sustainable transport alternatives are available. These alternatives then need to be promoted to ensure that those working and living within new developments are aware of the travel choices open to them. In some cases, areas of planned development will require transport access improvements to enable the development to commence, or to cater for travel movements generated by the new development. Where appropriate, the County Council will work closely with Local Planning Authorities to identify and safeguard land that would be required for the delivery of transport improvements over the longer term. Such safeguarding will help to ensure that land that will be needed for transport improvements is protected from development.”</p>	
<p>Fareham Borough Council: Fareham Cycle Strategy (2005)</p>	<p>The Fareham Cycle Strategy seeks to encourage bicycle use in order to relieve traffic congestion and pollution in Fareham and encourage the use of bicycles for leisure to improve health and fitness. Taking account of the Sustrans proposals for safer routes to schools, Hampshire County Council's Headstart programme, proposed and existing cycling facilities in neighbouring districts and the wider objectives of the South East Hampshire Transportation Strategy, the strategy covers:</p> <ul style="list-style-type: none"> • Development of cycle tracks and lanes • Provision of special facilities for cyclists • Use measures such as Toucan crossings, advanced stop lines and road closure exemptions to provide special facilities and minimise danger to cyclists • Provide more secure cycle parking • Promotion of safe cycling • Monitoring cycle accident data 	<p>The DPD should encourage the development of a comprehensive, safe and accessible cycle network to facilitate cyclist-friendly development, and enable intermodality with other modes of transport.</p>
<p>National Policy Statements (NPS): Ports NPS (Jan 2012)</p>	<p>It is a National Policy Statement (NPS) (England and Wales) and provides the framework for decisions on proposals for new port development. It is also a relevant consideration for the Marine Management Organisation, established in the Marine and Coastal Access Act 2009, which decides other port development proposals, and for local planning authorities where they have a role to play.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	<p>Any DPDs which include port development within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the NPS and any other NPSs that are relevant to the application.</p>
<p>National Policy Statements (NPS): National Networks NPS* * This NPS has not been published in draft yet</p>	<p>It is a National Policy Statement (NPS) and provides the framework for decisions on proposals for new road and rail development.</p>	<p>N/A</p>



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(2012). Pending the publication of the consultation document, a statement of current Strategic Rail Freight Interchange (SRFI) policy has been placed in the Libraries of both Houses and published on the Department's website.	This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.	
National Policy Statements (NPS): Aviation NPS* * This NPS has not been published in draft yet (2012).	It is a National Policy Statement (NPS) and provides the framework for decisions on aviation proposals. This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.	N/A
Air Quality		
EC Air Quality Directive (1996)	Aims to improve air quality throughout Europe by controlling the level of certain pollutants and monitoring their concentrations. In particular the Directive aims to establish levels for different air pollutants; draw up common methods for assessing air quality; methods to improve air quality; and make sure that information on air quality is easily accessible to Member States and the public.	The DPD may have impacts on air quality in the area surrounding the site allocations, as a result of increased housing and employment provision and the provision of new services, facilities and amenities. In this context the DPD should seek to support a limitation of air pollution and good air quality in the area by promoting the location and layout of development which supports modal shift, clean technologies and the provision of green infrastructure networks.
DEFRA Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)	The strategy sets out a way forward for work and planning on air quality issues, sets out the air quality standards and objectives to be achieved, introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the strategy's objectives.	The DPD should seek to support a limitation of air pollution and good air quality in the area by promoting the location and layout of development which supports modal shift, clean technologies and the provision of green infrastructure networks.
National Planning Policy Framework (2012)	Replacing PPS23 (Planning and Pollution Control), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Conserving and enhancing the natural environment; Planning should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability	The DPD should seek to support a limitation of air pollution and maximise good air quality in the area by promoting the location and layout of development which supports modal shift, clean technologies and the provision of green infrastructure networks.
Hampshire County Council: Hampshire Local Transport Plan 2011-31 (2011)	Air quality is a key consideration of the LTP3. Policy Objective 10 of the LTP3 seeks to "Contribute to achieving local targets for improving air quality and national carbon targets through transport measures, where possible and affordable". It suggests that measures to reduce the need to travel, widen travel choice and reduce dependence on the private car, alongside investment in low-carbon vehicle technologies, are an important part of	The DPD should support modal shift and aim to limit the growth in congestion in the surrounding area through promoting modal shift and public transport, walking and cycling as real alternatives to the car.

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	helping to meet local and national targets for carbon and air quality.	
Biodiversity and Geodiversity		
EC Sixth Environmental Action Programme 2002-2012 (2002)	Nature and biodiversity (including soil communities) has been identified as one of four priority areas for Europe. The EAP requires specific action to counteract pressures arising notably from pollution, the introduction of non-native species, and potential risks from releasing genetically modified organisms.	The DPD should aim to promote development which supports the area's biodiversity and geodiversity resource by maximising environmental, avoiding the location of high-polluting land uses near important biodiversity sites and facilitating the right conditions for native species. The DPD should also aim to promote development which supports the resilience of and improves sub regional ecological networks.
EC Biodiversity Strategy (1998)	Member states are required to develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity, and integrate as far as possible and as appropriate, the conservation and sustainable use of biological diversity into relevant sectoral or cross-sectoral plans, programmes and policies.	The DPD should have due regard to national, regional and local biodiversity strategies. The DPD should aim to promote development which supports the area's biodiversity and geodiversity resource by maximising environmental quality, avoiding the location of high-polluting land uses near important biodiversity sites and facilitating the right conditions for native species. The DPD should also aim to promote development which supports the resilience of and improves sub regional ecological networks.
The Pan-European Biological and Landscape Diversity Strategy (1995)	The strategy aims to stop and reverse the degradation of biological and landscape diversity values in Europe.	The DPD should support the provision of green infrastructure and biodiversity-friendly design and layout to enhance biological and landscape diversity in the borough.
UN Convention on Biological Diversity (1992)	The aims of the Convention include the conservation of biological diversity (including a commitment to significantly reduce the current rate of biodiversity loss), the sustainable use of its components and the fair and equitable sharing of the benefits arising out of the utilization of genetic resources.	The DPD should include provision which enhances biological diversity (e.g. provision of woodland and greenspace) where possible in order to meet the requirements of the UN Convention, whilst at the same time avoiding biodiversity loss through careful choice of development sites.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	The Convention seeks to conserve wild flora and fauna and their natural habitats, and to monitor and control endangered and vulnerable species.	Protected species are present throughout the borough, so the DPD should ensure that where development is necessary in areas containing these species, adequate mitigation is carried out before development commences. Monitoring of such species will also be necessary.
DEFRA Wildlife and Countryside Act (1981, as amended)	The principle mechanism for the legislative protection of wildlife in Great Britain.	Protected species are present throughout the borough, so the DPD should ensure that where development is necessary in areas containing these species, adequate mitigation is carried out before development commences. Monitoring of such species will also be necessary.
Natural Environment and Rural Communities Act 2006	A wide ranging act, parts of which re-organised the Government's arms-length bodies for countryside management. The most important part of the Act in relation to biodiversity is the section 40 duty on all public bodies to have regard to the conservation of biodiversity in England, when carrying out their normal functions.	Section 41 of the Act lists habitats and species of principal importance in England. The list includes all UK BAP habitats and species occurring in England (see above), plus hen harrier.
Conserving Biodiversity: The UK Approach (2007) (The UK Biodiversity Action Plan)	The UK Biodiversity Action Plan (UK BAP) was published in 1994, and is the UK Government's response to the Convention on Biological Diversity (CBD),	The most-recent list of UK BAP priority species and habitats was published in August 2007 following a 2-year review of the BAP process

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	<p>which the UK signed up to in 1992 in Rio de Janeiro. The CBD called for the development and enforcement of national strategies and associated action plans to identify, conserve and protect existing biological diversity, and to enhance it wherever possible.</p> <p>Priority species and habitats are those that have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).</p>	<p>and priorities, representing the most comprehensive analysis of such information ever undertaken in the UK.</p> <p>Following this review, the UK BAP priority list now contains 1150 species, and 65 habitats. All of the original priority habitats, identified in the original 1994 UK BAP, were re-selected, and the majority of priority species were also re-selected.</p> <p>Many of these habitats and species will be present in and around the borough, or pass through it, and the DPDs should explore opportunities to promote their conservation.</p>
<p>Conservation of Habitats and Species Regulations 2010</p>	<p>The UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.</p> <p>The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.</p> <p>The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4.</p>	<p>There are several European sites in and around the borough, and a strong likelihood that European protected species could be affected directly or indirectly by development within the borough. The DPDs should explore opportunities to promote their conservation.</p>
<p>Making Space for Nature: a review of England's wildlife sites and ecological network (2010)</p>	<p>The Making Space for Nature report, which investigated the resilience of England's ecological network to multiple pressures, concluded that England's wildlife sites do not comprise of a coherent and resilient ecological network. The report advocates the need for a step change in conservation of England's wildlife sites to ensure they are able to adapt and become part of a strong and resilient network. The report summarises what needs to be done to improve England's wildlife sites to enhance the resilience and coherence of England's ecological network in four words; more, bigger, better, and joined. There are five key approaches which encompass these, which also take into account of the land around the ecological network:</p> <ul style="list-style-type: none"> (i) Improve the quality of current sites by better habitat management. (ii) Increase the size of current wildlife sites. (iii) Enhance connections between, or join up, sites, either through physical corridors, or through 'stepping stones'. (iv) Create new sites. (v) Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites. <p>To establish a coherent ecological network 24 wide ranging recommendations have been made which are united under five key themes:</p> <ul style="list-style-type: none"> (i) There is a need to continue the recent progress in improving the management and condition of wildlife sites, particularly our SSSIs. We also make recommendations for how these should be designated and managed in ways that enhance their resilience to climate change. (ii) There is a need to properly plan ecological networks, including restoration 	<p>The DPD should aim to promote development which supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species.</p>

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	<p>areas. Restoration needs to take place throughout England. However, in some areas, both the scale of what can be delivered to enhance the network, and the ensuing benefits for wildlife and people, will be very high. These large areas should be formally recognised as Ecological Restoration Zones.</p> <p>(iii) There are a large number of surviving patches of important wildlife habitat scattered across England outside of SSSIs, for example in Local Wildlife Sites. We need to take steps to improve the protection and management of these remaining wildlife habitats. 'Protection' will usually be best achieved through incentive-based mechanisms, but at times may require designation.</p> <p>(iv) There is a need to become better at deriving multiple benefits from the ways we use and interact with our environment.</p> <p>(v) It will not be possible to achieve a step-change in nature conservation in England without society accepting it to be necessary, desirable, and achievable.</p>	
<p>The Natural Choice: Securing the Value of Nature. The Natural Environment White Paper. HM Government 2011.</p>	<p>Published in June 2011, the Natural Environment White paper sets out the Government's plans to ensure the natural environment is protected and fully integrated into society and economic growth. The White Paper sets out four key aims:</p> <p>(i) <u>Protecting and improving our natural environment</u></p> <p>There is a need to improve the quality of our natural environment across England, moving to a net gain in the value of nature. It aims to arrest the decline in habitats and species and the degradation of landscapes. It will protect priority habitats and safeguard vulnerable non-renewable resources for future generations. It will support natural systems to function more effectively in town, in the country and at sea. It will achieve this through joined-up action at local and national levels to create an ecological network which is resilient to changing pressures.</p> <p>(ii) <u>Growing a green economy</u></p> <p>The ambition is for a green and growing economy which not only uses natural capital in a responsible and fair way but contributes to improving it. It will properly value the stocks and flows of natural capital. Growth will be green because it is intrinsically linked to the health of the country's natural resources. The economy will capture the value of nature. It will encourage businesses to use natural capital sustainably, protecting and improving it through their day-to-day operations and the management of their supply chains.</p> <p>(iii) <u>Reconnecting people and nature</u></p> <p>The ambition is to strengthen the connections between people and nature. It wants more people to enjoy the benefits of nature by giving them freedom to connect with it. Everyone should have fair access to a good-quality natural environment. It wants to see every child in England given the opportunity to experience and learn about the natural environment. It wants to help people take more responsibility for their environment, putting local communities in</p>	<p>The DPD should seek to help deliver the aspirations of the White Paper. The DPD should seek to support natural systems in the DPD area and consider the role of the site allocations in allowing and facilitating people and communities to access and enjoy the natural environment.</p>

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	<p>control and making it easier for people to take positive action. (iv) <u>International and EU leadership</u> The global ambitions are:</p> <ul style="list-style-type: none"> • internationally, to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security; and • to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens. 	
UK National Ecosystem Assessment (2011)	<p>The UK National Ecosystem Assessment is the first analysis of the UK's natural environment and the benefits it provides to society and economic prosperity. The assessment leads on from the Millennium Ecosystem Assessment (2005) and analyses services provided by ecosystem set against eight broad habitat types. The ecosystem services provided by these habitat types have been assessed to find their overall condition. The assessment sought to answer ten key questions:</p> <ol style="list-style-type: none"> 1) What are the status and trends of the UK's ecosystems and the services they provide to society? 2) What are the drivers causing changes in the UK's ecosystems and their services? 3) How do ecosystem services affect human well-being, who and where are the beneficiaries, and how does this affect how they are valued and managed? 4) Which vital UK provisioning services are not provided by UK ecosystems? 5) What is the current public understanding of ecosystem services and the benefits they provide? 6) Why should we incorporate the economic values of ecosystem services into decision making? 7) How might ecosystems and their services change in the UK under plausible future scenarios? 8) What are the economic implications of different plausible futures? 9) How can we secure and improve the continued delivery of ecosystem services? 10) How have we advanced our understanding of the influence of ecosystem services on human well-being and what are the knowledge constraints on more informed decision making? 	The DPD should seek to reflect the emerging importance of the ecosystem service concept. It should be aware of the impacts that spatial planning can have on these services and recognise the services that have the potential to be performed by the natural environment in the DPD area.
Biodiversity 2020: a Strategy for England's Wildlife and Ecosystem Services (2011)	<p>A new England Biodiversity Strategy, which introduces a package of measures to halt the decline of our wildlife and its habitats. The Strategy includes the following priorities:</p> <ul style="list-style-type: none"> - Creating 200,000 hectares of new wildlife habitats by 2020 – this is 	The DPD should seek to address the objectives of the biodiversity strategy by fully addressing biodiversity considerations through the DPD's development process. In particular the DPD should support new development which avoids

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	<p>equivalent to an area the size of Warwickshire</p> <ul style="list-style-type: none"> - Securing 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition - Trialling new approaches to setting fishing quotas to reduce discards - Encouraging more people to get involved in conservation by supporting wildlife gardening and outdoor learning programmes - Introducing a new designation for local green spaces to enable communities to protect places that are important to them <p>The Strategy will help to deliver the Natural Environment White Paper.</p>	<p>sensitive areas and seeks to support sub regional biodiversity networks.</p>
<p>TCPA Biodiversity by Design: A Guide for Sustainable Communities (2004)</p>	<p>The development process should consider ecological potential of all areas including brownfield sites. Local authorities and developers have a responsibility to mitigate impacts of development on designated sites and priority habitats and species and avoid damage to ecosystems.</p>	<p>The DPD should aim to promote development which supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species.</p>
<p>National Planning Policy Framework (2012))</p>	<p>Replacing PPS9 (Biodiversity and Geological Conservation), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Conserving and enhancing the natural environment;</p> <p>The planning system should contribute and enhance the natural and local environment by;</p> <ul style="list-style-type: none"> • Protecting and enhancing valued landscapes, geological conservation interests and soils; • Recognising the wider benefits of ecosystem services; • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures; • Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. <p>Plans and decisions should encourage effective use of brownfield sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land.</p> <p>Local planning strategic approach should plan positively for creation, protection, enhancement and management of networks of biodiversity and</p>	<p>The DPD should aim to promote development which protects and supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species. Local geodiversity assets should also be recognised by the DPD.</p>

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	<p>green infrastructure.</p> <p>Maintain character and scenic beauty of undeveloped coast and landscapes, especially; Heritage coast, National Parks, the Broads and Areas of Outstanding Natural Beauty.</p> <p>Planning and decision making should occur at a landscape scale across local authority boundaries and assess noise, air and light pollution, considering cumulative impacts.</p> <p>The framework offers guidance to protect and enhance biodiversity specifically regarding priority species/habitats, protected sites and potential/proposed/possible protected sites.</p>	
English Nature: Climate Change - Space for Nature? (2006)	Scene setting information for the next 80 years in terms of climate change's likely effects on biodiversity. Prescribes suggested actions to be taken in preparation for change.	The DPD should support flora and fauna's ability to adapt to the effects of climate change by promoting coherent and resilient ecological network in the borough. This should include new and enhanced green space and green corridors and the restoration of species and habitats appropriate to the borough's physical and geographical context, to levels that are sustainable in a changing climate.
DEFRA England's Trees, Woods and Forests - a Consultation Document (2006)	Government objectives include: to safeguard England's resource of trees, woods and forests for future generations; to protect the environmental resources of water, soil and air, and to protect and enhance biodiversity and landscapes, and cultural values; to ensure that woodlands and trees enhance the quality of life for those living in, working in, or visiting England; to encourage the development of new or improved market for sustainable woodland products and services where this will deliver identifiable public benefits, nationally or locally.	The DPD should aim to protect trees and woods and recognise their value to landscape, biodiversity, climate change mitigation and adaptation, environmental quality and for the public realm. Planting of trees within new development sites should be encouraged.
DEFRA Guidance for Local Authorities on Implementing Biodiversity Duty (2007)	The Duty is set out in Section 40 of the Natural Environment and Rural Communities Act (NERC) 2006, and states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". Particular areas of focus include: Policy, Strategy and Procurement; Management of Public Land and Buildings; Planning, Infrastructure and Development; and Education, Advice and Awareness.	Biodiversity considerations should be fully considered by the DPD. In particular development should avoid sensitive areas and seek to increase provision of wildlife friendly areas such as green space within the DPD area. Local biodiversity assets should also be recognised by the DPD.
CABE Making Contracts Work for Wildlife: How to Encourage Biodiversity in Urban Parks (2006)	Advises on how to make the most of the potential for biodiversity in urban parks and it shows how the commitment of individuals and employers can make the difference between failure and inspiring success.	The DPD should seek to increase the biodiversity value of built up areas through promoting an expansion of a multifunctional green infrastructure network.
South East England Biodiversity Forum: South East Biodiversity Strategy (2008)	The South East Biodiversity Strategy seeks to provide a strategic framework for the delivery of biodiversity targets in the region; embed a landscape scale approach to restoring whole ecosystems; create the space needed for wildlife to respond to climate change; and be a core element within the strategies and delivery plans of organisations across the South East region.	The DPD should support the framework through seeking to encourage an approach to development which supports a holistic approach to biodiversity requirements, incorporating green infrastructure, landscape protection and habitat provision.
Seeing the Wood for the Trees: A forestry and Woodland Framework for South East of	The Framework seeks the following outcomes for the region: Trees and woodlands supporting the development of sustainable	The DPD should aim to protect trees and woods and recognise their value to landscape, biodiversity, climate change mitigation and

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England: 2004	<p>communities;</p> <ul style="list-style-type: none"> • More people's health and well-being improved through visiting woodlands; • Greater use being made of trees and woodlands for community projects and activities; • Woodlands enhancing and protecting the region's environment, together with safeguards for the heritage features within them; • Woodland habitats and species being brought into good ecological condition; • The economic value of woodland products to the region being increased; • Woodlands playing a greater role in attracting tourism, inward investment and other economic activity; • Woodlands and trees, especially ancient woodlands and veteran trees, protected from loss; • Integrated, strategic planning of woodland management. • The skills base needed to manage our woodlands; • Increasing public awareness about woodlands and their management; and • The financial viability of woodland management secured. 	<p>adaptation, environmental quality and for the public realm. Planting of trees within the development sites should be encouraged.</p>
Hampshire Biodiversity Partnership: Biodiversity Action Plan for Hampshire Volume 1 and 2	<p>The Hampshire Biodiversity Plan provides a local response to the UK Government's National Action Plans for threatened habitats and species. Volume one (strategic plan) of the BAP sets out the objectives of the Partnership, describes Hampshire's biodiversity, and identifies habitats and species of priority concern. It also presents a strategy for information, data and raising awareness of biodiversity. Volume two contains individual action plans for priority habitats and species and topics that have a considerable influence on the conservation of biodiversity</p> <p>Its objectives are as follows:</p> <ul style="list-style-type: none"> • to audit the nature conservation resource of Hampshire • to identify from the audit habitats and species of priority nature conservation concern, including those which are locally distinct • to prepare action plans for habitats and species of priority concern and follow through with programmes of implementation and monitoring • to ensure that data on habitats and species is sufficient to enable effective implementation and monitoring of biodiversity objectives • to review general issues affecting biodiversity, such as agriculture and development, and chart a course of appropriate action 	<p>The DPD should aim to promote development which supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species. The DPD also should recognise the benefits of improved biodiversity infrastructure for climate change adaptation.</p>

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(contd...)	<ul style="list-style-type: none"> • to raise awareness and involvement in biodiversity conservation across all sectors • to encourage individuals and organisations to review their role in biodiversity conservation and the resources required, and develop their own action in response to the Biodiversity Action Plan for Hampshire • to maintain an ongoing partnership which will co-ordinate, develop and support action for biodiversity • to monitor and review progress towards meeting the above objectives and the targets set out in the habitat and species action plans • to periodically update the Biodiversity Action Plan for Hampshire and its component habitat and species action plans to take account of changing circumstances <p>The plan contains 28 Species Action Plans and 13 Habitat Action Plans.</p>	
Fareham Local Biodiversity Action Plan Review (2008)	The Local Biodiversity Action Plan identifies priority habitats and species in the borough, setting targets for their conservation and outlining mechanisms for achieving these.	The DPD should support the objectives of the Local Biodiversity Action Plan through protecting and enhancing regional and sub-regional biodiversity networks and seeking to support priority habitats and species
Winchester Biodiversity Action Plan (2005)	This Local Biodiversity Action Plan for Winchester presents a review of the biodiversity within Winchester district and identifies how biodiversity can be protected, enhanced and maintained in the future. It identifies priority habitats and species in the district, sets targets for their conservation, and outlines mechanisms for achieving these. The LBAP is currently being reviewed.	The DPD should support the objectives of the Local Biodiversity Action Plan through protecting and enhancing regional and sub-regional biodiversity networks and seeking to support priority habitats and species.
The Solent Waders and Brent Goose Strategy 2010	<p>The Strategy is a non-statutory document presenting evidence, analysis and recommendations to inform decisions relating to strategic planning as well as individual development proposals.</p> <p>The Strategy relates to internationally important Brent Goose and wading bird populations within and around the Special Protection Areas and Ramsar wetlands of the Solent Coast (Hampshire, Isle of Wight and West Sussex). The underlying principle of the Strategy is to wherever possible conserve extant sites, and to create new sites, enhancing the quality and extent of the feeding and roosting resource outside of designated site boundaries.</p>	<p>The Strategy is based on three years worth of survey data, the majority of which was collected by volunteer surveyors. The survey focussed on Brent Goose feeding sites and wader roosting sites outside of the currently designated coastal areas. Over one thousand sites across the Solent were assessed for current use and for future potential use by birds. These sites have been mapped and identified in the Strategy as forming part of the ecological network of sites, essential for the long-term survival of our coastal bird populations. T</p> <p>DPDs in the borough should seek to protect both currently important sites, and sites which may become important in future years due to factors such as climate change, to ensure the overall availability of roosting and foraging sites does not decrease.</p>
Solent Disturbance and Mitigation Project (various reports)	The Solent disturbance and mitigation project was initiated in response to concerns over the impact of disturbance on coastal birds and their habitats. The focus of the project is on the likely effect of increased visitor pressure and recreational use arising from planned strategic development in the Solent area, in relation to disturbance impacts on overwintering birds within the SPAs	The DPD should support delivery of SDMP avoidance and mitigation measures in a local context, while contributing the strategic avoidance of disturbance impacts through its spatial distribution of development.

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	<p>and Ramsars.</p> <p>The first phase involved a review of literature on disturbance to birds and data availability for use in future assessment. Phase 2 of the project ran from 2009 to 2012, and gathered data on bird numbers and their responses to various forms of recreational disturbance, while visitor surveys established visiting patterns at specific sites. Household surveys explored which locations are most popular and why. Phase 2 culminated in a modelling exercise to predict the disturbance response effects on birds at hotspots of recreational visiting activity. Phase 3 combined the findings of earlier phases in order to determine how development planning can influence these responses, and explore ways in which impacts might be mitigated.</p> <p>All three phases are now complete and LPAs in the sub-region are cooperatively progressing their implementation plans.</p>	
<p>South Hampshire Green Infrastructure Strategy 2010</p>	<p>The purpose of this Strategy is to identify existing green infrastructure (GI), consider what enhancements or introductions should be made, and to recommend how the Strategy might be delivered. The guiding principles for green infrastructure use connectivity and multifunctionality to create a robust network of green spaces to address identified deficits and needs.</p> <p>The vision for the Strategy is: To provide a long term framework (to 2026) to shape and enhance an integrated and multifunctional green network of south Hampshire's distinctive local environments to ensure they can adapt to climate change and are managed and valued as part of sustainable, prosperous and healthy lifestyles.</p> <p>The aims of the strategy are to:</p> <ul style="list-style-type: none"> - Identify sub-regional strategic initiatives and project proposals to provide a high quality of life for the people who live and work in the sub-region. - Seek to maximise multifunctional use of open space and natural spaces for a range of benefits including biodiversity, climate change, the production of food, fibre and fuel, economic investment and activity, health, landscape, recreation and well-being. - Promote connectivity of all types of greenspace at a range of scales. - Provide a key element of the sub-region's mitigation strategy in relation to the Habitats Regulations. 	<p>The DPD should support delivery of multifunctional green infrastructure in a local context.</p>
Climate Change		
<p>UN Framework Convention on Climate Change (1992)</p>	<p>Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change.</p>	<p>The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support the provision of renewable energy provision in the DPD area. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk</p>

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		areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
IPCC Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997)	Commits member nations to reduce their emissions of carbon dioxide and other greenhouse gases, or engage in emissions trading if they maintain or increase emissions of these gases.	The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support renewable energy provision in the DPD area.
EC Sixth Environmental Action Programme 2002-2012 (2002)	Climate change has been identified as one of four priority areas for Europe. The EAP's main objective is a reduction in emissions of greenhouse gases without a reduction in levels of growth and prosperity, as well as adaptation and preparation for the effects of climate change.	The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support the provision of renewable energy provision in the DPD area. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010, including climate change and clean energy, and sustainable transport.	The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support the growth renewable energy provision in the DPD area. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
UK Climate Change Act 2008 (2008)	<p>The 2008 Climate Change Act seeks to manage and respond to climate change in the UK, by:</p> <ul style="list-style-type: none"> • Setting ambitious, legally binding targets; • Taking powers to help meet those targets; • Strengthening the institutional framework; • Enhancing the UK's ability to adapt to the impact of climate change; and • Establishing clear and regular accountability to the UK Parliament and to the devolved legislatures. <p>Significantly, the Act sets a legally binding target of at least an 80 percent cut in greenhouse gas emissions by 2050 and at least a 34 percent cut by 2020. These targets are against a 1990 baseline.</p>	The DPD should seek to encourage a reduction in greenhouse gas emissions, to reflect national targets for climate change mitigation through encouraging modal shift, supporting appropriate locational policies for development, encouraging energy and resource efficiency and supporting renewable energy provision. It should also seek to increase the resilience of the borough to the effects of climate change.
UK Renewable Energy Strategy (2009)	The UK has committed to sourcing 15% of its energy from renewable sources by 2020 – an increase in the share of renewables from about 2.25% in 2008. The Renewable Energy Strategy sets out how the Government will achieve this target through utilising a variety of mechanisms to encourage Renewable Energy provision in the UK. This includes through streamlining the planning system, increasing investment in technologies and improving funding for	The DPD should encourage renewable energy provision, through helping to realise opportunities for new renewable energy facilities in the area and supporting an increase in microgeneration.

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	advice and awareness raising.	
The UK Low Carbon Transition Plan (2009)	<p>The UK Low Carbon Transition Plan sets out how the UK will meet the Climate Change Act's legally binding target of 34 percent cut in emissions on 1990 levels by 2020. It also seeks to deliver emissions cuts of 18% on 2008 levels.</p> <p>The main aims of the Transition Plan include the following:</p> <ul style="list-style-type: none"> • Producing 30% of energy from renewables by 2020; • Improving the energy efficiency of existing housing; • Increasing the number of people in 'green jobs'; and • Supporting the use and development of clean technologies. 	The DPD should seek to support the aims of the UK Low Transition Plan by promoting renewable energy provision in the DPD area; maximising the energy efficiency of new housing, employment and services; helping facilitate the growth of green jobs and supporting the development of environmental technologies locally.
National Planning Policy Framework (2012)	<p>Replacing 'Planning and Climate Change: Supplement to PPS1', the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Meeting the challenge of climate change, flooding and coastal change;</p> <p>Adoption of proactive strategies to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008, taking full consideration of flood risk, coastal change and water supply and demand.</p> <p>Support low carbon future by helping to increase the use of renewable and low carbon sources in line with the National Policy Statement for Renewable Energy Infrastructure.</p> <p>Seeks to ensure that all types of flood risk is taken into account ,over the long term, at the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk</p> <p>Under the principle of 'promoting healthy communities' local and neighbourhood plans should identify community green spaces of particular importance to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p>	<p>The DPD should encourage efficient design of new developments in line with the Governments zero carbon buildings policy and support renewable energy use and provision within the borough. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas or increasing flood risk elsewhere, considerations regarding coastal change (in line with Integrated Coastal Zone Management), supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems and other measures.</p> <p>The DPD should seek to ensure development does not take place in flood risk areas, and does not increases flood risk in existing or potential (due to climate change) flood risk areas. It should also seek to ensure that new development proposals utilise the SFRA which has been carried out sub regionally, and apply the sequential/exception test where appropriate.</p>
DfT An Evidence Base Review of Public Attitudes to Climate Change and Transport Behaviour (2006)	Summary report of the findings of an evidence base review investigating the research base on public attitudes towards climate change and transport behaviour.	The DPD has a role to play in influencing public behaviour in terms of facilitating the energy efficient design and construction of new buildings, changing travel patterns and reducing car use and improving green infrastructure.
DfT An Evidence Base Review of Public Attitudes to Climate Change and Transport Behaviour (2006)	Summary report of the findings of an evidence base review investigating the research base on public attitudes towards climate change and transport behaviour.	The DPD has a key role for influencing public behaviour in terms of changing travel patterns, reducing car use, and improving green infrastructure.
Carbon Trust: The Climate Change Challenge: Scientific Evidence and Implications (2005)	This report summarises the nature of the climate change issue. It explains the fundamental science and the accumulating evidence that climate change is real and needs to be addressed. It also explains the future potential impacts, including the outstanding uncertainties.	The DPD should promote development which contributes to a limitation of greenhouse gas emissions.It should also facilitate climate change adaptation, through supporting the sustainable management of flood risk areas, promoting design and layout which increases the

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		resilience of the DPD area to climate change, facilitating a growth in green infrastructure and promoting the use of sustainable urban drainage systems.
Energy Saving Trust: Renewable Energy Sources for Homes in Urban Environments (2005)	Provides information about the integration of renewable energy sources into new and existing dwellings in urban environments. It covers the basic principles, benefits, limitations, costs and suitability of various technologies.	The DPD should encourage the incorporation of renewable energy provision into the design of new housing.
Government Office for the South East: Strategy for Energy Efficiency and Renewable Energy (2004)	The strategy seeks to encourage greater energy efficiency and the development of renewable energy sources over the short, medium and longer term.	The DPD should encourage efficient design of new development; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support renewable energy provision.
Carbon Trust: The Climate Change Challenge: Scientific Evidence and Implications (2005)	This report summarises the nature of the climate change issue. It explains the fundamental science and the accumulating evidence that climate change is real and needs to be addressed. It also explains the future potential impacts, including the outstanding uncertainties.	The DPD should encourage efficient design of new development; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support renewable energy provision. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
South East Climate Change Partnership: Adapting to climate change: a checklist for development (2005)	The document, primarily aimed at developers, their partners, design teams, architects, surveyors and engineers, sets out a checklist and guidance for new developments to adapt to climate change. The aim is to future-proof developments and to build-in resilience to climate change impacts now and in the future.	The DPD should seek to facilitate effective climate change adaptation, including through a presumption against development in flood risk areas, promoting high quality green infrastructure networks and encouraging the incorporation of sustainable drainage systems.
Fareham Borough Council: Environmental Sustainability Strategy, Towards a Greener Fareham (2010)	<p>The main purpose of the strategy is to set out the priority actions which the Borough Council, its partners in the statutory and business sectors and local residents need to take in the near future to ensure the future sustainability of the Borough. Sustainability, in this context, could be defined as enabling the current residents of the Borough to enjoy a better quality of life without compromising the quality of life for future generations</p> <p>The strategy contains three main strands:</p> <ul style="list-style-type: none"> • Reducing the carbon footprint of the Borough • Managing natural resources more effectively • Adapting to climate change 	<p>The DPD should seek to facilitate a limitation in greenhouse gas emissions to reflect national targets for climate change mitigation through encouraging modal shift, supporting appropriate locational policies for development, encouraging energy and resource efficiency and supporting renewable energy provision.</p> <p>The DPD should also facilitate climate change adaptation, including through a presumption against development in flood risk areas, promoting high quality green infrastructure networks and encouraging the incorporation of sustainable drainage systems.</p>
National Policy Statements (NPS): Renewable Energy Infrastructure NPS (July 2011)	<p>It sets out the Government's policy (England and Wales) for delivery of major energy infrastructure, enabling the planning system to be rapid, predictable and accountable.</p> <p>This NPS, and in particular the policy and guidance on generic impacts and mitigation may be helpful to local planning authorities (LPAs) in preparing</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS (see Material Assets theme), this technology specific NPS and any other NPSs (see Material Assets

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	their local impact reports.	theme) that are relevant to the application in question.
<p>National Policy Statements : Water Supply NPS*</p> <p>* This NPS has not yet been published in draft (2012).</p>	<p>It sets out the Government’s policy for delivery of major infrastructure, relating to the mitigation of, and adaptation to, climate change.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	N/A

Economic Factors

<p>EU European Employment Strategy (1997, revised 2005)</p>	<p>The EES is designed as the main tool to give direction to and ensure co-ordination of the employment policy priorities to which Member States should subscribe at EU level.</p>	<p>The DPD should support the growth of jobs and employment across a range of sectors and should support existing jobs. The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the site allocations area and the surrounding area.</p>
<p>EU The Lisbon Strategy (2000, revised 2005)</p>	<p>The Lisbon Strategy was adopted in March 2000 and aims to make the EU the most dynamic and competitive economy by 2010. This strategy involves a range of policy areas, from research and education to environment and employment.</p>	<p>The DPD should support the growth of jobs and employment across a range of sectors and should support existing jobs. The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the site allocations area and the surrounding area.</p>
<p>National Planning Policy Framework (2012)</p>	<p>Replacing PPS1(Delivering Sustainable Development), the policy sets out the Government’s planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Building a strong competitive economy;</p> <p>NPPF highlights the Government’s commitment to securing economic growth to create jobs and prosperity, ensuring the planning system does everything it can to support sustainable economic growth.</p> <p>Local planning authorities should proactively meet development needs recognising potential barriers to invest (including infrastructure, housing and services) and regularly review land allocations.</p> <p>Economic growth in rural areas should be supported to create jobs and sustainable new developments, including expansion of all types of businesses, diversification of agriculture, supporting tourism and retention of local services.</p> <p>In drawing up local plans, local authorities should;</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; • Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; • Support existing business sectors, taking account of whether they are 	<p>Sustainable economic development which supports environmental improvements, improves community cohesion and enhances the vitality and vibrancy of urban and rural areas should be a central aim of the DPD.</p>

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	<p>expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;</p> <ul style="list-style-type: none"> • Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; • Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and • Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. 	
DfES Education and Skills: Delivering Results, A Strategy to 2006 (2002)	Objectives are to: give children an excellent start in education so that they have a better foundation for future learning; enable all young people to develop and to equip themselves with the skills, knowledge and personal qualities needed for life and work; and encourage and enable adults to learn, improve their skills and enrich their lives.	The DPD should encourage the provision of new educational and learning facilities to help improve skills and increase opportunities.
HM Treasury: Science & innovation investment framework 2004-2014 (2004)	Describes how the UK should attract the highest-skilled people and companies which have the potential to innovate turn innovation into a commercial opportunity.	The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities. The DPD also has the potential to attract new companies and higher skilled people through supporting the vitality and vibrancy of the wider area and facilitating a high quality local environment through appropriate land use, design and layout.
DEFRA Securing the Future - UK Government sustainable development strategy (2005)	Sets a broad-ranging policy agenda for achieving sustainable development in the UK. This includes topics related to helping people make better choices; sustainable consumption and production; climate change and energy; protecting natural resources and enhancing the environment; and creating sustainable communities.	The DPD, in addition to securing the provision of high quality employment, should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities.
DfES 14-19 Education and Skills White Paper (2005)	Sets out proposals, which build on the strengths of the existing education system, designed to ensure that every young person masters functional English and maths before they leave education.	The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the area.
DfES Five Year Strategy for Children and Learners (2005)	Sets out the DfES skills and education strategy, seeking to address historic weaknesses and put a clear focus on children, learners, parents and employers, promoting personalisation and choice.	The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the area.
DfES Further Education: Raising Skills, Improving Life Chances (2005)	Sets out a commitment to develop a new approach to funding for 14-19 year-olds and to move to a position where more funding is driven directly by employer and learner choice.	The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the area.
DTI Technology Strategy - Developing UK Capability (2006)	Key goals are to: help leading sectors and businesses maintain their position in the face of global competition; stimulate those sectors and businesses with the capacity to be among the best in the world to fulfil their potential; ensure that the emerging technologies of today become the growth sectors of tomorrow; and combine all these elements in such a way that the UK becomes	The DPD should support the growth of Information & Communications Technology by encouraging and facilitating the expansion of high speed ICT networks across site allocations.

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	a centre for investment by world-leading companies.	
Partnership for Urban South Hampshire: Economic Development Strategy (2006)	<p>The Economic Development Strategy has been prepared by PUSH to explain its commitment, approach and the activities it intends to undertake or encourage to enable the sub region to realise its economic potential and to encourage prosperity over the period 2006-2026. The Strategy focuses on four factors:</p> <ol style="list-style-type: none"> 1. The skills and labour market 2. Enterprise, innovation and business support 3. Inward investment and business retention 4. Sites and premises 	The DPD should facilitate development which will support sustainable economic growth through appropriate provision of development, supporting accessibility, supporting the growth of skills and education and protecting and utilising the borough's high quality environment.
Health		
EC Together for Health: A Strategic Approach for the EU 2008-2013 (2007)	Building on current work, this Strategy aims to provide an overarching strategic framework spanning core issues in health as well as health in all policies and global health issues.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within site allocations and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
National Planning Policy Framework (2012)	<p>Replacing PPG17 (Planning for Open Space, Sport and Recreation), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Promoting healthy communities;</p> <p>The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies These include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations.</p> <p>Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p>	The DPD should support the provision and protection of new sporting, leisure, recreational facilities, public rights of way and National trails in the borough and help facilitate enhancements to sub regional multifunctional green infrastructure networks (Local Green Spaces).
DCMS & Strategy Unit: Game Plan: A Strategy for delivering Government's sport and physical activity objectives (2002)	The Government's long term vision for sport and physical activity by 2020 is to increase significantly levels of sport and physical activity, particularly among disadvantaged groups; and to achieve sustained levels of success in international competition.	The DPD should support the provision of new sporting, leisure and recreational facilities in the borough and promote the development of a high quality multifunctional green infrastructure network

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DoH Tackling Health Inequalities: A Programme for Action (2003)	Lays the foundation for meeting the government's targets to reduce the health gap on infant mortality and life expectancy by 2010. The Programme emphasises the need to improve health and the factors that contribute to health faster in disadvantaged areas than elsewhere.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
DoH Choosing Health: Making Healthy Choices Easier, White Paper (2004)	Sets out the key principles for supporting the public to make healthier and more informed choices in regards to their health. There is a particular focus on children and young people, and people from poorer communities.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
DoH & Department for Work and Pensions Health and Safety Executive: Health, work and well-being - Caring for our future (2005)	Lays out a 'blueprint for change', so that work related illness and accidents can be avoided, but if not ensures people get fast treatment and that they can access occupational health when it is needed. It also puts the emphasis on creating healthy working environments.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
DoH Our health, our care, our say: a new direction for community services (2005)	Puts emphasis on moving healthcare into the community and will therefore have an impact on sustainable development considerations, including supporting local economies and how people travel to healthcare facilities.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
Forestry Commission: Trees and Woodlands - Nature's Health Service (2005)	Provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.	The DPD should seek to support the development of a high quality multifunctional green infrastructure network, whilst recognising the benefits of woodland and new tree planting for health and wellbeing.
Sport England: Mission Possible: The South East Plan for Sport (2004)	<p>Setting out the regional action plan for sport, the plan aims to:</p> <ul style="list-style-type: none"> • Make the South East an active and successful sporting region • Drive up participation levels in the South East by at least 1% year on year. • Reduce the 'equity gap' • Increase club membership • Increase the number of people receiving coaching and tuition • Increase the number and quality of leaders for sport • Increase the number of people taking part in competition • Contribute to England becoming the best sporting nation in the world by 2020 • Establish a network of multi sport community clubs 	The DPD should support the provision of new sporting, leisure and recreational facilities in the borough and encourage increased activity levels through appropriate design and layout of development.

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	<ul style="list-style-type: none"> • Disseminate best practice across the region • Support innovation • Encourage economic and environmental sustainability • Put sport and active recreation at the heart of the planning process in the region • Link whole sport plans to local delivery • Maximise the positive impact of education in all its forms • Use the natural resources of the region to increase participation • Encourage informal active recreation • All organisations involved in sport and active recreation to work in genuine partnership 	
<p>South East Regional Public Health Group: The South East England Health Strategy (2008)</p>	<p>The strategy aims to improve the health of the South East's residents through six themes:</p> <ul style="list-style-type: none"> • Reducing health inequalities • Promoting a sustainable region • Promoting safer communities • Increasing the positive relationship between employment and health • Improving outcomes for children and young people • Improving outcomes in later life <p>For each of these strategic themes, a single aim, five objectives and a number of associated actions by which progress can be monitored have been identified.</p>	<p>The DPD should support the provision of new health, sporting, leisure and recreational facilities in the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.</p>
<p>Fareham Borough Council: Fareham Cycle Strategy (2005)</p>	<p>The Fareham Cycle Strategy seeks to encourage bicycle use in order to relieve traffic congestion and pollution in Fareham and encourage the use of bicycles for leisure to improve health and fitness. Taking account of the Sustrans proposals for safer routes to schools, Hampshire County Council's Headstart programme, proposed and existing cycling facilities in neighbouring districts and the wider objectives of the South East Hampshire Transportation Strategy, the strategy covers:</p> <ul style="list-style-type: none"> • Development of cycle tracks and lanes • Provision of special facilities for cyclists • Use measures such as Toucan crossings, advanced stop lines and road closure exemptions to provide special facilities and minimise danger to cyclists 	<p>The DPD should encourage the development of a comprehensive, safe and accessible cycle network to facilitate cyclist-friendly development, and enable intermodality with other modes of transport.</p>

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	<ul style="list-style-type: none"> • Provide more secure cycle parking • Promotion of safe cycling • Monitoring cycle accident data 	
Historic Environment		
UNESCO World Heritage Convention (1972)	Aims of the Convention are: defining cultural and natural heritage; recognising the protection and conservation; understanding the value; and establishing 'the World Heritage fund'.	The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD.
Council of Europe: Convention on the Protection of the Architectural Heritage of Europe (1985)	Aims for signatories to protect their architectural heritage by means of identifying monuments, buildings and sites to be protected; preventing the disfigurement, dilapidation or demolition of protected properties; providing financial support by the public authorities for maintaining and restoring the architectural heritage on its territory; and supporting scientific research for identifying and analysing the harmful effects of pollution and for defining ways and means to reduce or eradicate these effects.	The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD. The DPD should support high quality design and appropriate layout of new development.
Council of Europe: The Convention on the Protection of Archaeological Heritage (Revised) (Valetta Convention) (1992)	The convention defines archaeological heritage and identifies measures for its protection. Aims include integrated conservation of the archaeological heritage, and financing of archaeological research and conservation.	Archaeological assets, both potential and realised should be provided with full consideration through the development of the DPD.
Council of Europe: European Landscape Convention (2006)	Aims to promote the protection, management and planning (including active design and creation of Europe's landscapes, both rural and urban, and to foster European co-operation on landscape issues.	The DPD should support development which protects, and where possible improves the landscape character of the DPD area. This should include augmenting historic landscapes.
DCMS Ancient Monuments and Archaeological Areas Act (1979)	An act to consolidate and amend the law retain to ancient monuments, to make provision of matters of archaeological or historic interest, and to provide grants by secretary of state to the Architectural Heritage fund.	Development affecting areas of archaeological resource will need to have due regard to this Act.
National Planning Policy Framework (2012)	<p>Replacing PPS (Planning for the Historic Environment), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Conserving and enhancing the historic environment;</p> <p>Local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p> <p>If any heritage asset is affected by a proposed development, planning applicants must supply relevant historical records and consult using appropriate expertise. The significance of any impact to heritage asset should be taken into account by the local authority. Deliberate neglect or damage to the asset should not be taken into account when assessing the impact of the development to the asset.</p>	<p>The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD. The DPD should support high quality design and appropriate layout of new development and protect and enhance landscape quality and the local distinctiveness.</p> <p>Archaeological assets, both potential and realised should be provided with consideration by the DPD, proportionate to their significance.</p>

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
	<p>Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p> <p>Where a proposed development will lead to substantial harm to a designated heritage asset, local authorities should refuse consent unless the development meets one of the exception criteria outlined in the framework.</p> <p>To enhance or better reveal their significance, Local planning authorities should look for opportunities within Conservation Areas, World Heritage Sites and within the setting of heritage assets. Proposals that preserve the setting, reveal the significance of the asset or make a positive contribution should be treated favourably.</p>	
Planning (Listed Buildings and Conservation Areas) Act (1990)	An act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations to give effect to recommendations of the Law Commissions.	Development affecting listed buildings and conservation areas will need to have due regard to this Act.
Heritage Protection for the 21 st Century: White Paper (2007) and Heritage Protection Bill (2008)	Sets out a vision of a unified and simpler heritage protection system, which is easier to understand and use, and is more efficient, accountable and transparent. Also aims to increase the opportunities for public involvement and community engagement within the heritage protection system.	The DPD should aim to increase awareness and understanding of the historic environment through facilitating the protection of assets, enhancing their settings and encouraging walking, cycling and improvements to the public realm. The DPD should also aim to facilitate greater public engagement with the heritage protection system.
DCMS The Historic Environment: A Force for Our Future (2001)	Sets out how the historic environment holds the key to: an inspiring education resource; more attractive towns and cities; a prosperous and sustainable countryside; world class tourist attractions; and new jobs.	The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD.
English Heritage and CABE: Buildings in Context: New Development in Historic Areas (2002)	Aims to stimulate a high standard of design when development takes place in historically sensitive contexts by showing 15 case studies in which achievement is far above the ordinary and trying to draw some lessons both about design and about the development and planning process, particularly regarding building in sensitive locations.	Development in areas of sensitivity for their historic environment value should have due regard to this document.
English Heritage and CABE: Guidance on Tall Buildings (2003)	Provides advice and guidance on good practice in relation to tall buildings in the planning process and to highlight other related issues which need to be taken into account, i.e. where tall buildings would and would not be appropriate.	Provision for tall buildings (if they are proposed) should have regard to this guidance document.
ODPM Secure and Sustainable Buildings Act (2004)	Amends the Building act, and others, with regard to sustainable construction practices and conservation of historic buildings. Also states the general nature of security provisions which should be in place at the construction stage and	The protection and enhancement of cultural heritage assets and settings should be a key consideration for the DPD.

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
	beyond.	
English Heritage: Conservation Principles for the Sustainable Management of the Historic Environment	<p>This English Heritage document sets out the framework for the sustainable management of the historic environment. This is presented under the following six headline 'principles':</p> <p>Principle 1: The historic environment is a shared resource</p> <p>Principle 2: Everyone should be able to participate in sustaining the historic environment</p> <p>Principle 3: Understanding the significance of places is vital</p> <p>Principle 4: Significant places should be managed to sustain their values</p> <p>Principle 5: Decisions about change must be reasonable, transparent and consistent</p> <p>Principle 6: Documenting and learning from decisions is essential.</p>	The DPD should seek to ensure that the principles set out in the document are reflected by new development.
Housing		
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010. This includes climate change and clean energy, sustainable transport, sustainable protection and consumption, health, better use of natural resources, social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability.	The DPD should support the development of energy efficient, environmentally sustainable housing which both limits short term impacts during construction and limits longer term impacts on a range of environmental receptors. New residential development should also support community cohesion and residents' wellbeing.
DTI Draft Strategy for Sustainable Construction (2006)	"Themes for Action" include: re-use existing built assets; design for minimum waste; aim for lean construction; minimise energy in construction; minimise energy in building use; avoid polluting the environment; preserve and enhance bio-diversity; conserve water resources; respect people and their local environment; and set targets (benchmarks & performance indicators).	The DPD should support the development of energy efficient, environmentally sustainable housing which both limits short term impacts during construction and limits longer term impacts on a range of environmental receptors. New residential development should also support community cohesion and residents' wellbeing.
HM Treasury: Barker Review of Housing Supply, Delivering Stability: Securing our Future Housing Needs (2004)	Government objectives include: to achieve improvements in housing affordability in the market sector; a more stable housing market; location of housing supply which supports patterns of economic development; and an adequate supply of publicly-funded housing for those who need it.	The DPD should ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
DCLG Code for Sustainable Homes: A Step Change in Sustainable Home Building Practice (2006)	Aims to measure sustainability of new homes according to a set of criteria which have been developed from the Building Research Establishment (BRE) EcoHomes Standard; the Code has six levels set by a scoring system, whereby points are given for achieving certain levels of sustainability. Compliance requires meeting minimum standards for water efficiency, with additional points awarded for meeting standards relating to surface water run-off and pollution.	The DPD should support as high Code for Sustainable Homes ratings as possible for new housing development.
National Planning Policy Framework (2012)	Replacing PPS3 (Housing), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs	The DPD should ensure the provision of high quality, well located and affordable housing appropriate for the market's needs and in line with a housing strategy based on a housing trajectory.

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	<p>a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Delivering a wide choice of high quality homes; and Requiring good design;</p> <p>Local planning authorities must significantly boost the supply of housing through;</p> <ul style="list-style-type: none"> • Affordable and meeting needs of the market, identifying accessible sites for 5, 6-10 and 11-15 years worth of housing/growth. • Illustrating the expected rate of housing delivery through a housing trajectory and set out a strategy. • Deliver high quality housing, widen opportunities for home ownership and create sustainable inclusive and mixed communities. • Making allowance for windfall sites on the basis that such sites are consistently available. • Resisting inappropriate development of residential gardens. • Avoid isolated country homes unless they were truly outstanding or innovative in design or enhance the surroundings. <p>Sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>The Government attaches great importance to the design of the built environment and it is a key aspect of sustainable development. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> • Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; • Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; • Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; • Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • Are visually attractive as a result of good architecture and appropriate landscaping. 	
DCLG Homes for the future: more affordable, more sustainable (2007)	The Housing Green Paper outlines plans for delivering homes; new ways of identifying and using land for development; more social housing- ensuring that a decent home at an affordable price is for the many; building homes	The DPD should ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs, whilst promoting high environmental standards.

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
	more quickly; more affordable homes; and greener homes - with high environmental standards and flagship developments leading the way.	
DCLG Building a Greener Future: Policy Statement (2007)	This policy statement confirms the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25% in 2010 and by 44% in 2013 - up to the zero carbon target in 2016.	The DPD should support as high Code for Sustainable Homes ratings as possible for new housing development.
South East Regional Housing Board: Regional Housing Strategy 2008- 2011 (2008)	<p>The Regional Housing Strategy (RHS) is an updated version of that developed in 2005. It sets out the framework for how housing will be provided and funded across the South East from 2008 to 2011.</p> <p>The three main priorities of the s of the strategy are as follows:</p> <ul style="list-style-type: none"> • Build more affordable homes; • Bring decent housing within reach of people on lower incomes; and • Improve the quality of new housing and of existing stock. <p>Under these three priorities, the strategy seeks to the framework for addressing a number of issues. This includes related to tenure; type and size of housing; distribution; rural housing; decent housing; funding; accommodation for gypsies and travellers; delivery mechanisms; sustainable development; health and supporting vulnerable people.</p>	<p>The DPD should seek to provide a range of housing types and tenures in the development area, including affordable housing. It should also seek to ensure that new housing is high quality, energy efficient, and of is of high standard.</p> <p>The DPD should also support improvements to (and access to) green infrastructure, and support high quality, and energy efficient design. The location of new development should support accessibility by sustainable modes of transport.</p>
Fareham Borough Council: Homelessness Strategy (2007)	<p>The strategy, which covers the period 2007-10, sets out a strategy and action plan for people who are homeless or at risk of homelessness within Fareham. Its priorities are as follows:</p> <ul style="list-style-type: none"> • Maintaining and, if possible, further reducing, the current number of households in temporary accommodation. • Further developing preventative measure to achieve a further reduction in homelessness applications by 20% and in homelessness acceptances by 10% by 2010. • To reduce the use of Bed and Breakfast accommodation to nil by 2010. • To reduce the number of evictions in Council and Housing Association properties by 50% by 2010 from a baseline of 2006/07. • Further developing the private rented sector as a means of housing people threatened with homelessness. • As part of the overall housing strategy, enabling the provision of 100 new units of affordable housing accommodation every year. • Developing an inter agency awareness raising programme to improve understanding of housing and homelessness issues. • Enabling the provision of a "clean and dry" facility for people 	The DPD should ensure the provision of a wide range of high quality, well located and affordable housing appropriate for local residents' needs.

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	<p>recovering from the effects of substance misuse.</p> <ul style="list-style-type: none"> • Consider the need for emergency accommodation and advice centre for young people. • Developing a supported lodgings scheme for young people and undertaking research to establish the scale of youth homelessness in the borough • Reviewing and adapting procedures to improve information sharing between different parts of the housing service and external agencies. • Establishing an annual Homelessness Forum 	
Fareham Borough Council: Housing Strategy 2009-2012 (2009)	<p>The overall aim of the Borough's Housing Strategy is to ensure that all of the residents of Fareham have access to a decent home which is affordable within their means. Under this aim, the key objectives of the strategy are:</p> <p>To facilitate the provision of additional affordable housing across all tenures within the borough thus working towards achieving a Balanced Housing Market;</p> <ul style="list-style-type: none"> • To reduce the level of homelessness and adopt measures which prevent it occurring; • To support vulnerable people to access and maintain housing appropriate to their needs; • To improve the standard of housing across all sectors; and • To ensure that the development and management of housing contributes to the maintenance of a good quality environment and the development of sustainable communities. 	The DPD should reflect the priorities of the housing strategy by supporting the development of high quality, well located and affordable housing appropriate for local residents' needs.
Localism Act (2011)	<p>The Localism Bill shifts power from central government back into the hands of individuals, communities and councils. It includes five key measures that underpin the Government's approach to decentralisation:</p> <ul style="list-style-type: none"> • Community rights - Using new community rights, local community and voluntary bodies, and parish councils can nominate land and buildings for inclusion on a list of assets maintained by the local authority • Neighbourhood planning - Parish and town councils or, where they exist, neighbourhood forums will lead the creation of neighbourhood plans, supported by the local planning authority. • Housing - The Localism Act will let councils decide: how best to help homeless people, how to manage their housing waiting lists, the length of tenancy that best fits a household's needs and control of the revenue from council tenants. 	The DPD should reflect the greater local power, both within the community and in the councils, that the act provides.

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
	<ul style="list-style-type: none"> • General power of competence - Councils will be able to work creatively to meet local needs, without having to wait for agreement from central government. • Empowering cities and other local areas - The Localism Act empowers major cities and other local authorities to: develop their areas, improve local services and increase their competitiveness. We expect the powers to commence by April 2012 	
Landscape		
Council of Europe: European Landscape Convention (2006)	Aims to promote the protection, management and planning (including active design and creation of Europe's landscapes, both rural and urban, and to foster European co-operation on landscape issues.	The DPD should seek to protect, and where possible improves the landscape character of the area. This should include augmenting historic landscapes. Similarly it should seek to reduce the impact of traffic and transport infrastructure on landscape quality.
Hampshire Integrated Character Assessment 2011	Updates and builds upon the Hampshire Landscape: A Strategy for the Future (2000), and address landscapes, townscapes and seascapes at a local and strategic scale.	The DPD should seek to protect, and where possible improves the landscape character of the area. This should include augmenting historic landscapes and promoting landscape scale environmental protection. Similarly it should seek to reduce the impact of traffic and transport infrastructure on landscape quality.
South Downs Joint Committee: The South Downs Management Plan 2008-13 (2008)	<p>The plan is the statutory Management Plan for the nationally designated and protected landscape of the South Downs. The plan sets out ten ambitions for the South Downs, including,</p> <ol style="list-style-type: none"> 1. An unspoilt landscape of the highest quality and diversity; 2. An historic and cultural heritage valued by local people and visitors and benefiting future generations; 3. A tranquil landscape with extensive dark night skies; 4. A landscape rich in wildlife, with extensive swathes of interlinking habitat managed to maximise benefits for nature; 5. Unpolluted air, soil and water to allow the landscape and wildlife of the South Downs to be sustained, and reduced CO₂ emissions that exceed government targets; 6. Sustainable management of the land supported by the necessary skills and expertise; 7. A buoyant local economy supported by, and directly contributing to the management of natural beauty and its enjoyment; 8. Wide ranging opportunities for countryside recreation and access respecting the natural beauty of the South Downs; 9. Sustainable communities strongly linked to the locality, with the housing to support local needs and essential workers; and 10. Widespread awareness and understanding of the South Downs. 	The DPD should seek to reflect the ambitions of the Management Plan and support the integrity of the South Downs National Park. Particular areas where the DPD can have an influence include the protection of landscape quality including landscape features; tranquillity; noise, air and light pollution; and improvement of sustainable access to the South Downs.

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
Material Assets (including energy and waste)		
EC Sixth Environmental Action Programme 2002-2012 (2002)	Natural resources and waste (in particular recycling) has been identified as one of four priority areas for Europe. The EAP requires member states to achieve 22% of electricity production from renewable energies by 2010; to significantly reduce the volumes of waste generated and the quantity going to disposal; and to give preference to waste recovery and recycling.	European renewables targets should be considered by the DPD. The DPD should also seek to reduce the volume and quantity of waste generated, and promote reuse and recycling.
EC Directive on Electricity Production from Renewable Energy Sources (2001)	Seeking to promote renewable energy use in electricity production, the directive, which took effect in October 2001, sets national indicative targets for renewable energy production from individual member states. Whilst the overall target for the 15 original member states is for 22% of electricity to be produced from renewable sources, the target for the UK is 10%.	The DPD should encourage renewable energy provision in borough through helping to realise opportunities for new renewable energy facilities in the area and supporting an increase in microgeneration.
EC Waste Framework Directive (1975, updated 2006)	Objective is the protection of human health and the environment against harmful effects caused by the collection, transport, treatment, storage and tipping of waste. Particular focus is placed on the re-use of recovered materials as raw materials; restricting the production of waste; promoting clean technologies; and the drawing up of waste management plans.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
EC Landfill Directive (1999)	Aims to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the landfilling of waste, during the whole lifecycle of the landfill.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
National Planning Policy Framework (2012)	<p>Replacing MPS1 (Planning and Minerals), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Facilitating the sustainable use of minerals;</p> <p>The framework sets out guidance for local mineral plans including: Identifying policies for existing and new sites of national importance, definition of Mineral Safeguarding Areas so that locations of mineral sources are not sterilised by other developments, safeguarding of existing and planned mineral infrastructure (rail links, wharfage, storage, processing etc), environmental criteria to ensure there is not an unacceptable environmental impact and policies for reclaiming land and site aftercare.</p> <p>The framework sets out the principles and the key planning policy objectives against which plans for minerals and decisions on individual applications should be made. These cover the areas of exploration, survey, safeguarding, protection of heritage and countryside, supply, bulk transportation, environmental protection, efficient use, and restoration.</p> <p>Mineral planning authorities should plan for steady and adequate supply of</p>	The DPD should, if relevant recognise the potential of former minerals sites for landscape and biodiversity/geodiversity-led restoration. It should also, where appropriate, aim to safeguard against the sterilisation of certain minerals resources and related infrastructure.

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
	<p>aggregates by; preparing a Local Aggregate Assessment, participating in an Aggregate Working Party, making provision for land-won in mineral plans, take account of National and sub national guidelines, using landbanks as an indicator of supply, maintaining separate landbanks for specific qualities and making adequate provisions.</p> <p>Mineral planning authorities should also: clearly distinguish between the three phases of development when planning on-shore oil and gas development, encourage underground gas and carbon storage, indicate areas of acceptable coal extraction and spoil sites and encourage capture and use of methane from coal mines.</p>	
Cabinet Office: Waste Not, Want Not, A Strategy for tackling the waste problem (2002)	A study into how England's current waste management practices could be improved to reduce the current, and growing, waste problem.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
DEFRA Waste and Emissions Trading Act (2003)	Sets out legislative provisions for waste (including waste sent to landfill, waste management in England and Wales, and recycling plans), and about penalties for non-compliance with schemes for the trading of emissions quotas.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
DTI Energy White Paper: Our Energy Future – Creating a Low Carbon Economy (2003)	Sets out Government's long term energy policy, including requirements for cleaner, smarter energy; improved energy efficiency; reduced carbon emissions; and reliable, competitive and affordable supplies.	The DPD should support energy efficient layout and design in development and help facilitate the provision of localised renewable energy facilities.
DTI Sustainable Energy Act (2003)	Aims include increasing the use of renewable energy; cutting the UK's carbon emissions; maintaining the reliability of the UK's energy supplies; promoting competitive energy markets in the UK; and reducing the number of people living in fuel poverty.	The DPD should support energy efficient layout and design in development and help facilitate the provision of localised renewable energy facilities.
National Planning Policy Framework (2012)	<p>Replacing PPS22 (Renewable Energy), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Meeting the challenge of climate change, flooding and coastal change;</p> <p>Support low carbon future by helping to increase the use of renewable and low carbon sources in line with the National Policy Statement for Renewable Energy Infrastructure.</p>	The DPD should have due regard to the NPPF principle (Meeting the challenge of climate change, flooding and coastal change) for renewable energy applications.
UK Renewable Energy Strategy (2009)	The UK has committed to sourcing 15% of its energy from renewable sources by 2020 – an increase in the share of renewables from about 2.25% in 2008. The Renewable Energy Strategy sets out how the Government will achieve this target through utilising a variety of mechanisms to encourage Renewable Energy provision in the UK. This includes through streamlining the planning system, increasing investment in technologies and improving funding for advice and awareness raising.	The DPD should encourage renewable energy provision in the borough through helping to realise opportunities for new renewable energy facilities and supporting an increase in microgeneration.

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<p>ODPM PPS10: Planning for Sustainable Waste Management (2005)*</p> <p>*The Waste Planning Policy Statement will remain in place until the National Waste Management Plan is published.</p>	<p>Planning authorities are encouraged to deliver sustainable waste management through the development of appropriate strategies for growth, regeneration and the prudent use of resources; and by providing sufficient opportunities for new waste management facilities of the right type, in the right place and at the right time.</p>	<p>Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.</p>
<p>DEFRA Waste Strategy for England (2007)</p>	<p>Aims are to reduce waste by making products with fewer natural resources; break the link between economic growth and waste growth; re-use products or recycle their materials; and recover energy from other wastes where possible. Notes that for a small amount of residual material, landfill will be necessary.</p>	<p>Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.</p>
<p>DTI Micro Generation Strategy (2006)</p>	<p>Acknowledges that local authorities can be pro-active in promoting small-scale, local renewable energy generation schemes through "sensible use of planning policies".</p>	<p>The DPD should help facilitate the provision of localised renewable energy facilities.</p>
<p>Government Office for the South East: Strategy for Energy Efficiency and Renewable Energy (2004)</p>	<p>The strategy seeks to encourage greater energy efficiency and the development of renewable energy sources over the short, medium and longer term.</p>	<p>The DPD should encourage efficient design of new development; and help facilitate the provision of localised renewable energy provision.</p>
<p>Hampshire County Council, Portsmouth City Council and Southampton City Council: Hampshire Minerals and Waste Core Strategy (2007)*</p> <p>*Soon to be replaced by the emerging Hampshire Minerals and Waste Plan which has recently been examined and found sound</p>	<p>The Strategy was produced jointly by the County Council, in partnership with Portsmouth and Southampton City Councils and the New Forest National Park Authority. It sets out the overarching planning strategy for minerals and waste until 2020, and features a 'resource management' approach that increases the reuse, recycling and recovery of wastes to reduce waste production, landfilling and the amount of primary materials extracted. A new single Hampshire Waste and Minerals Plan will be developed shortly.</p>	<p>DPDs should be in general conformity with adopted and emerging minerals and waste plans.</p>
<p>Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan (1998)*</p> <p>*Soon to be replaced by the emerging Hampshire Minerals and Waste Plan which has recently been examined and found sound</p>	<p>Although these Minerals and Waste Local Plans have been mostly superseded by the Hampshire Minerals and Waste Core Strategy (2007), there are still some site specific policies that have been retained until the Hampshire Mineral Plan and Hampshire Waste Plan are adopted. These policies are:</p> <ul style="list-style-type: none"> Policy 19 - Preferred Areas - Mineral Policy 21 - Safeguarded Areas - Mineral Policy 38 - Preferred Areas - Waste Policy 43 - Preferred Sites - Waste 	<p>DPDs should be in general conformity with adopted and emerging minerals and waste plans.</p>
<p>Fareham Borough Council: Environmental Sustainability Strategy, Towards a Greener Fareham (2010)</p>	<p>The main purpose of the strategy is to set out the priority actions which the Borough Council, its partners in the statutory and business sectors and local residents need to take in the near future to ensure the future sustainability of the Borough. Sustainability, in this context, could be defined as enabling the current residents of the Borough to enjoy a better quality of life without compromising the quality of life for future generations</p> <p>The strategy contains three main strands:</p>	<p>The DPD should encourage efficient design of new development; and help facilitate the provision of localised renewable energy provision. Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.</p>

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	<ul style="list-style-type: none"> • Reducing the carbon footprint of the Borough • Managing natural resources more effectively • Adapting to climate change 	
National Policy Statements : Overarching National Policy Statement (NPS) for Energy (July 2011)	<p>This Overarching National (England and Wales) Policy Statement for Energy (EN-1) is part of a suite of NPSs issued by the Secretary of State for Energy and Climate Change. It sets out the Government’s policy for delivery of major energy infrastructure, enabling the planning system to be rapid, predictable and accountable. A further five technology-specific NPSs for the energy sector cover different types of energy infrastructure (see below NPSs). These are used in conjunction with this NPS where relevant to an application.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	This NPS is likely to be a material consideration in decision making on Energy infrastructure planning applications (that fall under the Town and Country Planning Act 1990 - as amended). NPS is a clear statement of Government objectives, crucial to meeting key goals on carbon emission reductions, energy security and affordability. All the energy NPSs have been subject to Appraisal of Sustainability (AoS) and Habitats Regulations Assessments (HRAs).
National Policy Statements : Fossil Fuel Electricity Generating Infrastructure NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predictable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Renewable Energy Infrastructure NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predictable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Gas Supply Infrastructure & Gas and Oil Pipelines NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predictable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Electricity Networks Infrastructure NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predictable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Nuclear Power Generation NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predictable and accountable.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and

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	This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.	guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
<p>National Policy Statements : Hazardous Waste*</p> <p>*This NPS is not in force (Consultation started 14 July 2011 and ended 20 October 2011 – not yet designated)</p>	<p>This NPS (England only), and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports. The NPS covers;</p> <ul style="list-style-type: none"> • Construction of facilities in England where the main purpose of the facility is expected to be the final disposal or recovery of hazardous waste and the capacity is expected to be: <ul style="list-style-type: none"> ○ in the case of the disposal of hazardous waste by landfill or in a deep storage facility¹, more than 100,000 tonnes per year; ○ in any other case, more than 30,000 tonnes per year. • The alteration of a hazardous waste facility in England where the main purpose of the facility is the final disposal or recovery of hazardous waste and the alteration is expected to have the following effect: <ul style="list-style-type: none"> ○ in the case of the disposal of hazardous waste by landfill or in a deep storage facility, to increase by more than 100,000 tonnes per year the capacity of the facility; ○ in any other case, to increase by more than 30,000 tonnes per year the capacity of the facility. 	N/A
Population and Quality of Life		
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010. This includes health, social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability.	The DPD should support community cohesion through the provision of new educational, health, leisure and recreational facilities and by facilitating development which improves the public realm, promotes social inclusion and accessibility.
UN The Aarhus Convention (1998)	Links environmental rights and human rights. It establishes that sustainable development can be achieved only through the involvement of all stakeholders and links government accountability and environmental protection.	The DPD has the potential to promote development which improves community cohesion, enhances environmental quality and facilitates stakeholder involvement.
Social Exclusion Unit: Preventing Social Exclusion (2001)	The primary aims are to prevent social exclusion, and reintegrate people who have become excluded. Improvement is required in the areas of truancy, rough sleeping, teenage pregnancy, youth at risk and deprived neighbourhoods.	The DPD should support community cohesion through the provision of new educational, health, leisure and recreational facilities and by facilitating development which improves the public realm, promotes social inclusion and accessibility.
National Planning Policy Framework (2012)	Replacing PPS12 (Local Spatial Planning) and PPG17 (Planning for Open Space, Sport and Recreation), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should	The DPD should have due regard to the NPPF 'promoting healthy community' and 'Supporting high quality communications infrastructure' principles.

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	<p>be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Promoting healthy communities, and Supporting high quality communications infrastructure;</p> <p>The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Local policies and decisions should therefore promote:</p> <ul style="list-style-type: none"> • Safe and accessible environments and developments. • Opportunities for members of the community to mix and meet. • Plan for development and use of high quality shared public space. • Guard against loss of facilities. • Ensure established shops can develop in a sustainable way • Ensure integrated approach to housing and community facilities and services. <p>Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p> <p>The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies These include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations.</p> <p>Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.</p>	
	<p>The NPPF states on page 17 that ‘to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan for the use of shared space and guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.’</p>	<p>The DPD should support and diversify current and future social, recreational and cultural facilities and services.</p>
<p>Cabinet Office: Reaching Out: An Action Plan on Social Exclusion (2006)</p>	<p>Sets out an action plan to improve the life chances of those who suffer, or may suffer in the future, from disadvantage. Guiding principles for action include: better identification and earlier intervention; systematically identifying ‘what works’; promoting multi-agency working; personalisation, rights and responsibilities; and supporting achievement and managing underperformance.</p>	<p>The DPD should support community cohesion through the provision of new educational, leisure and recreational facilities and by facilitating development which improves the public realm, promotes social inclusion and accessibility.</p>

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Chief Secretary to the Treasury: Every Child Matters - Change for Children - Green Paper (2003)	Aims to ensure that every child has the chance to fulfil their potential by reducing levels of education failure, ill health, substance misuse, crime and anti-social behaviour.	The provision of new educational, leisure and recreational facilities should be a key consideration for DPD. The DPD should also support development which improves the public realm, reduces crime and the fear of crime and supports community cohesion.
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010, including social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability.	Sustainable development should be the central consideration of the DPD. The DPD should support a limitation of deprivation in the area by: promoting development location and layout which improves accessibility to services, facilities and amenities; enhancing the local environment through appropriate land use, design and layout and incorporation of green infrastructure; facilitating the provision of new educational and learning facilities to help improve skills and increase opportunities; and supporting social inclusion.
ODPM Warm Homes and Energy Conservation Act (2000)	Requires the Government to develop and instigate a strategy to eradicate fuel poverty in England by 2016 and Wales by 2018.	The DPD should help facilitate the provision of affordable, high quality and energy efficient housing.
ODPM Sustainable Communities: Building for the Future (2003)	Sets out a long-term programme of action for delivering sustainable communities in both urban and rural areas. It aims to tackle housing supply issues in the South East of England, low demand in other parts of the country, and the quality of our public spaces.	The DPD should support a limitation of deprivation in the area by: promoting development location and layout which improves accessibility to services, facilities and amenities; enhancing the local environment through appropriate land use, design and layout and incorporation of green infrastructure; facilitating the provision of new educational and learning facilities to help improve skills and increase opportunities; and supporting social inclusion.
ODPM & Home Office: Safer Places: The Planning System and Crime Prevention (2004)	Practical guide to designs and layouts that may help with crime prevention and community safety, including well-defined routes, places structured so that different uses do not cause conflict, places designed to include natural surveillance and places designed with management and maintenance in mind.	The DPD should draw on this guide by promoting design and layout which improves perceptions of security and reduces crime and the fear of crime.
Home Office: Youth Justice - The next steps - companion document to Every Child Matters (2000)	The key proposals are to: strengthen parenting interventions; improve understanding of trials and trial preparation; manage remandees better in the community; establish a simpler sentencing structure with more flexible interventions; run community intensive supervision and surveillance as the main response to repeat and serious offending while still having custody available; introduce a more graduated progression between secure, open and community facilities; and improve youth justice skills and organisation.	The provision of new educational, leisure and recreational facilities should be a key consideration for the DPD. The DPD should also support development which improves the public realm, reduces the fear of crime and supports community cohesion.
DEFRA England's Trees, Woods and Forests - a Consultation Document (2006)	Government objectives include: to safeguard England's resource of trees, woods and forests for future generations; to protect the environmental resources of water, soil and air, and to protect and enhance biodiversity and landscapes, and cultural values; to ensure that woodlands and trees enhance the quality of life for those living in, working in, or visiting England; to encourage the development of new or improved market for sustainable woodland products and services where this will deliver identifiable public benefits, nationally or locally.	Appropriate planting and management of trees as part of a wider and improved green infrastructure network should be supported by the DPD.
Countryside Agency: The Countryside in and	A vision for the landscape of urban/rural fringe environments and how to	The provision of a high quality multifunctional green infrastructure

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Around Towns – A vision for connecting town and country in the pursuit of sustainable development (2005)	better manage these areas and make improvements. Key functions for the environment include: a bridge to the country; a gateway to the town; a health centre; a classroom; a recycling and renewable energy centre; a productive landscape; a cultural legacy; a place for sustainable living; an engine for regeneration; and a nature reserve.	network should be a key aim for the DPD. This should support work already being carried out.
English Nature: Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003)	Aims to help Local Authorities develop policies which acknowledge, protect and enhance the contribution natural spaces make to local sustainability. Three aspects of natural space in cities and towns are discussed: their biodiversity; their ability to cope with urban pollution; ensuring natural spaces are accessible to everyone. The report aims to show how size and distance criteria can be used to identify the natural spaces which contribute most to local sustainability.	The DPD should seek to support the expansion of Accessible Natural Green Space and improve the quality of existing areas.
English Nature: Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003)	Aims to help Local Authorities develop policies which acknowledge, protect and enhance the contribution natural spaces make to local sustainability. Three aspects of natural space in cities and towns are discussed: their biodiversity; their ability to cope with urban pollution; ensuring natural spaces are accessible to everyone. The report aims to show how size and distance criteria can be used to identify the natural spaces which contribute most to local sustainability.	The DPD should seek to support the expansion of Accessible Natural Green Space and improve the quality of existing areas.
The Cultural Agenda South East England Cultural Consortium (2002)	<p>The regional Cultural Strategy seeks to</p> <ul style="list-style-type: none"> • Encompass the Region’s shared memory, experience and identity; • Include minority as well as majority interests; • Support the excellent as well as encouraging the wider and more inclusive participation; • Value the traditional as well as the experimental; • Emphasise lifelong learning and release individual creativity; and • See cultural activity as fundamental to people’s health, well-being and the quality of life in the Region. 	The DPD should support cultural activities in the borough through the appropriate provision of new and improved facilities, and improved accessibility to existing and new facilities elsewhere in the borough.
Hampshire County Council: Hampshire Cultural Strategy (2003)	<p>Currently under review, the strategy aims to strengthen culture in the county through the following key objectives:</p> <ul style="list-style-type: none"> • Enable forward looking, innovative and creative cultures to flourish in the county; • Encourage affordable and easy access to high quality cultural activities and facilities for all; • Facilitate a recognition and understanding of the history of Hampshire and its people, in the context of the United Kingdom, European and world history; 	The DPD should support cultural activities through the appropriate provision of new and improved facilities, and improved accessibility to existing and new facilities elsewhere in the borough.

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	<ul style="list-style-type: none"> • Ensure that the learning opportunities offered by cultural facilities and activities of Hampshire are fully utilised; • Promote and encourage the sharing of the cultures of minority groups within the county; and • Ensure that cultural activity plays an increasing role in the economy of the country in a sustainable way. 	
<p>Hampshire Strategic Partnership: Shaping our future together- the Hampshire Sustainable Community Strategy 2008-2018 (2008)</p>	<p>The Sustainable Community Strategy sets out a vision for Hampshire over its ten year time period. The main themes and aims of the strategy are as follows:</p> <p>Safe and strong communities:</p> <ul style="list-style-type: none"> • a strong community spirit where people can get involved in what is going on and makes a positive contribution • low levels of crime and antisocial behaviour, enabling people to go about their lives without fear • safe roads <p>Health and well-being:</p> <ul style="list-style-type: none"> • children have the best possible start in life • people can expect a long and healthy life • facilities for recreation and enjoyment and celebration of local culture • vulnerable people are supported and protected • older people are able to retain their independence <p>Economic prosperity and lifelong learning:</p> <ul style="list-style-type: none"> • a good education • a diverse range of training opportunities sufficient to develop skills • opportunities for further learning • attractive employment opportunities near to where people live • an environment which supports business opportunity • a range of housing that is affordable for local people <p>Environment, infrastructure and transport:</p> <ul style="list-style-type: none"> • cities, towns and villages where people enjoy living and are happy to bring up their children • clean rivers and air • protection from flooding 	<p>With the borough-wide SCS (see below), the countywide SCS should be a key consideration for the development of the DPD. The DPD should seek to achieve a large degree of integration with the SCS.</p>

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	<ul style="list-style-type: none"> • accessibility to an outstanding countryside and coastline • a comprehensive and well maintained infrastructure of roads and public transport across the county • access to international gateways, London and the rest of the UK • high quality, accessible and local public services providing value for money and responsive to communities needs 	
Network Fareham: A Sustainable Community Strategy for Fareham 2010-2020 (2009)	<p>Fareham’s Sustainable Community Strategy (SCS) has been developed by the Local Strategic Partnership, Network Fareham. It sets out the overarching vision for the borough and act as a framework for key agencies such as the Borough Council, County Council, Police, health services and the voluntary and community sector to work within in order to promote the social, environmental and economic wellbeing of the people of Fareham.</p> <p>The overall vision of the SCS is: “To improve the quality of life for all current and future residents by preserving all that is good about Fareham, whilst increasing prosperity and making it an even more inclusive, safe and attractive place to be.”</p> <p>The SCS focuses on seven themes: Children and Young People; Community Engagement; Community Safety; Economic Development; Environment and Transport; Health and Well-being; and Housing.</p>	The Fareham SCS should be central to the development of the DPD: The DPD should seek to achieve a large degree of integration with the SCS.
Fareham Borough Council: Independence, Access and Choice A Strategy For Older People In Fareham 2008 – 2013 (2008)	<p>The strategy seeks to improve the quality of life for older people in Fareham. The strategy has five main aims, as follows:</p> <p>Promote the independence of older people to enable them to lead active lives</p> <ul style="list-style-type: none"> • Help older people to maintain a healthy lifestyle • Help older people to access services • Ensure that agencies work in partnership to provide services which cut across narrow organisational priorities. • Ensure that older people have a voice so that their views are taken into account. 	The DPD should seek to ensure the provision of services and facilities which meets the needs of older people and promote easy access to amenities both within borough.
Equality Act 2010* *Most of the provisions came into force in October 2010. Further provisions came into force in April 2011. Some provisions are outstanding (2012).	<p>The Equality Act 2010 is the law which bans unfair treatment and helps achieve equal opportunities in the workplace and in wider society. The act replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies.</p> <p>The act protects everyone against unfair treatment, on the basis of protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.</p>	The DPD should seek to ensure provision of goods, services, facilities, public functions, the disposal and management of premises, education and associations, all meets the act’s requirements.

Soil

DEFRA: Safeguarding our Soils: A Strategy for	The Soil Strategy for England outlines the Government’s approach to	The DPD should seek to limit the loss of the highest quality agricultural
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England (2009)	<p>safeguarding soils for the long term. It provides a vision to guide future policy development across a range of areas and sets out the practical steps that are needed to take to prevent further degradation of our soils, enhance, restore and ensure their resilience, and improve understanding of the threats to soil and best practice in responding to them.</p> <p>Key objectives of the strategy include:</p> <ul style="list-style-type: none"> • Better protection for agricultural soils; • Protecting and enhancing stores of soil carbon; • Building the resilience of soils to a changing climate; • Preventing soil pollution; • Effective soil protection during construction and development; and • Dealing with the legacy of contaminated land 	<p>land, support a reduction of soil loss and erosion, promote an improvement of soil quality, including a reduction of land contamination, and promote soil protection during the construction activities linked with new areas of development.</p>
National Planning Policy Framework (2012)	<p>Replacing PPS7 (Sustainable development in rural areas), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including conserving and enhancing the natural environment;</p> <p>The planning system should contribute and enhance the natural and local environment by;</p> <ul style="list-style-type: none"> • Protecting and enhancing valued landscapes, geological conservation interests and soils; • Recognising the wider benefits of ecosystem services; • Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. <p>Planning policies and decisions should also ensure that:</p> <ul style="list-style-type: none"> • The site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation; • after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and • adequate site investigation information, prepared by a competent 	<p>The DPD should seek to limit the loss of higher quality agricultural land and valued geology.</p>

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	<p>person, is presented.</p> <p>Plans and decisions should encourage effective use of brownfield sites and take into account the economic benefits of agricultural land when assessing development. The presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations.</p>	
<p>Soils Lead Coordination Network: Soils and the Natural Heritage: a Vision by the Soils LCN for the Protection of the UK Soil Resource and Sustainable Use of Soils (2007)</p>	<p>This document sets out the Soils Lead Coordination Network’s vision for soil conservation.</p> <p>The “desired outcomes” of the vision are as follows:</p> <ul style="list-style-type: none"> (i) Maintaining the diversity and biodiversity of UK soils; (ii) Controlling and when appropriate reversing loss of soil carbon and water-holding capacity; (iii) Reducing accelerated soil erosion and sediment transport into watercourses; and (iv) Ensuring appropriate status of soils in mitigation and remediation scenarios to control the impact of climate change. 	<p>The DPD should seek to reflect the vision presented in the document by seeking to support a reduction of soil loss and erosion, promote an improvement of soil quality, including a reduction of land contamination, and promote soil protection during development.</p>

Water

<p>Water Framework Directive 2000/60/EC</p>	<p>This provides an overarching strategy, including a requirement for EU Member States to ensure that they achieve 'good ecological status' by 2015. River Basin Management Plans were defined as the key means of achieving this.</p>	<p>The DPD should seek to ensure that water quality is not negatively affected by planned developments, including regarding surface run-off during and after construction which could lead to a deterioration in quality of local watercourses.</p>
<p>DTI Building a Better Quality of Life: A Strategy for More Sustainable Construction (2000, currently under review)</p>	<p>Encourages construction industry to adopt a more sustainable approach towards development; identifies ten Themes for Action, which include conserving water resources.</p>	<p>The DPD should support water efficiency, the use of sustainable urban drainage systems and appropriate layout to support water quality and quantity.</p>
<p>DEFRA The Water Environment (Water Framework Directive) (England and Wales) Regulations (2003)</p>	<p>Requires all inland and coastal waters to reach “good status” by 2015. This is being done by establishing a river basin structure within which demanding environmental objectives are being set, including ecological targets for surface waters.</p>	<p>The DPD should support development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse.</p>
<p>National Planning Policy Framework (2012)</p>	<p>Replacing PPS23 (Planning and Pollution Control), the policy sets out the Government’s planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Conserving and enhancing the natural environment, and Meeting the challenge of climate change, flooding and coastal change;</p>	<p>The DPD should treat potential pollution from new development as a material consideration, help realise opportunities for the remediation of contaminated The DPD should set out the criteria against which applications for potentially polluting developments will be considered in accordance with of NPPF.</p> <p>The DPD should seek to ensure development does not take place in flood risk areas, and does not increases flood risk in existing or</p>

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	<p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. <p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.</p> <p>Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> applying the Sequential Test; if necessary, applying the Exception Test; safeguarding land from development that is required for current and future flood management; using opportunities offered by new development to reduce the causes and impacts of flooding; and where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations. 	<p>potential (due to climate change) flood risk areas. It should also seek to ensure that new development proposals utilise the SFRA which has been carried out sub regionally, and apply the sequential/exception test where appropriate.</p>
Environment Agency: Water Resources for the Future: A Strategy for England and Wales (2001, reviewed 2005)	Looks at the steps needed to manage water resources to the 2020s and beyond, with the overall aim of improving the environment while allowing enough water for human uses.	The DPD should promote development which limits the risk of flooding, improves water quality and facilitates water conservation and reuse.
Environment Agency: Building a Better Environment: A Guide for Developers (2006)	Guidance on addressing key environmental issues through the development process (focusing mainly on the issues dealt with by the Agency), including managing flood risk, surface water management, use of water resources, preventing pollution.	The DPD should promote development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse.
Environment Agency: Groundwater Protection:	The Environment Agency is the statutory body responsible for the protection and management of groundwater resources in England & Wales. The	The DPD should seek to protect the quality and quantity of

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Policy and Practice (2007)	<p>Environment Agency have set out a framework for the regulation and management of groundwater in a set of documents, collectively known as Groundwater Protection: Policy and Practice (GP3).</p> <p>In these documents the Environment Agency describe their aims and objectives for groundwater, their technical approach to its management and protection, the tools to be used and the policies and approach to the application of legislation. The documents also provide a route map to other policies, strategies, procedures and technical resources related to groundwater.</p>	<p>groundwater in the wider area through promoting development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse. The presence of the Source Protection Zones in the east of the borough will require close management of surface water runoff to protect groundwater.</p>
POS, LGA: Planning Policies for Sustainable Building: Guidance for Local Development Frameworks (2006)	<p>Recommends ways of integrating benchmarks for sustainable building into Local Development Frameworks. Includes a definition of sustainable building, covering design and construction practice, and water conservation techniques. These include water efficiency measures such as dual flush WCs, rainwater collection and greywater recycling, and a maximum standard for water use in hotels and offices.</p>	<p>The DPD should support water efficiency, the use of sustainable urban drainage systems and appropriate layout to support water quality and quantity.</p>
Defra and Environment Agency, River Basin Management Plan South East River Basin District (2009)	<p>The River Basin Management plan focuses on the protection, improvement and sustainable use of the water environment. This plan has been prepared under the Water Framework Directive, which requires all countries throughout the European Union to manage the water environment to consistent standards. The plan describes the river basin district, and the pressures that the water environment faces. It highlights what this means for the current state of the water environment, and what actions will be taken to address the pressures. It sets out what improvements are possible by 2015 and how the actions will make a difference to the local environment – the catchments, estuaries, the coast and groundwater.</p> <p>Of relevance to the DPD, the status and objectives for the Wallington River and River Meon have been established through the River Basin Management Plan.</p>	<p>The DPD should seek to support improvements to the area's water environment, including on the River Meon and Wallington River. In this context it should support development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse.</p>

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
Partnership for Urban South Hampshire: PUSH Integrated Water Strategy (2008)	<p>The Strategy examines the options and risks, particularly in regard to water supply, water quality and impacts on European conservation sites, associated with the implementation of the policies for South Hampshire in the (then) draft South East Plan. This study takes forward recommendations made in the Integrated Water Management Overview commissioned in 2006. The aspects relevant to the Local Development Framework include related to the following:</p> <ul style="list-style-type: none"> • The sustainable housing agenda should continue to be promoted; • Planning requirements for additional infrastructure should be clarified; • Efforts should be made to identify the benefits of securing reductions in diffuse pollution and the locations where this would be most beneficial; • The implications of the forthcoming Water Framework Directive should be examined; • Improved planning for development in flood risk areas; • Ensure that existing communities are satisfactorily protected from flooding; • Seek to increase the Standard of Protection for new and existing communities; • Review and update SFRAs; • Establish a recording and monitoring strategy for surface water flooding and develop surface water and groundwater management plans as an effective response; • Review critical infrastructure at risk of flooding; • Develop coordinated sub-regional policies and guidance; • LDF preparation to address water issues; • The determination of planning applications should have greater regard to water management issues; and • Increased working with partners. 	The DPD should seek to support the recommendations outlined by the strategy and secure their implementation through development.
Atkins, Environment Agency, Partnership for Urban South Hampshire: Partnership for Urban South Hampshire Strategic Flood Risk Assessment (2007)	<p>A Strategic Flood Risk Assessment was completed for the PUSH area in December 2007. The document summarises the background and policy for the development of SFRAs, the guiding principles for undertaking a SFRA, the outputs of the SFRA and strategic flood risk management guidance for the various Local Planning Authorities in the PUSH area.</p>	The DPD should have full regard to the outcome of the SFRA carried out locally. This will be a vital document to help the area adapt to increases in flood risk brought about by the effects of climate change. It should also seek to ensure that any development fully utilises the SFRA, and where appropriate the sequential and exception tests.

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
<p>Environment Agency: East Hampshire Catchment Abstraction Licensing Strategy (2013)</p>	<p>This Licensing Strategy sets out how water resources are managed in the East Hampshire CAMS area. It provides information about where water is available for further abstraction and an indication of how reliable a new abstraction licence may be.</p> <p>The strategy was produced in February 2013 using evidence and information gathered during the Catchment Abstraction Management Strategy (CAMS) process which it supersedes. Through this process the Environment Agency considers the impact of abstraction at all flows. This helps to manage future abstraction more sustainably.</p> <p>The document provides information on the geology and hydrology within the East Hampshire CAMS area and resource availability in terms of surface and groundwater and reliability of abstraction within the CAMS area. It also details how abstractions are managed within the CAMS area, including the principles that guide licence application assessment; the abstraction licence application process; opportunities for license trading; new authorisations and restoring sustainable abstractions.</p>	<p>The DPD should seek to support sustainable water management and promote the sustainable use of water resources.</p>
<p>Southern Water: Water Resources Management Plan 2010-2035 (2009)</p>	<p>The Water Industry Act 1991, as amended by the Water Act 2003, places a requirement on all water companies to prepare a Water Resources Management Plan (WRMP).</p> <p>The Water Resources Management Plan sets out how Southern Water proposes to ensure that there is sufficient security of water supplies to meet the anticipated demands of all its customers over the 25-year planning period from 2010 to 2035.</p> <p>It aims to address the following issues:</p> <ul style="list-style-type: none"> • Security of water supplies; • New housing; • Climate change; • Energy use; • Impacts of environment legislation; and • Providing best value to customers 	<p>The DPD should seek to support sustainable water management and promote the sustainable use of water resources.</p>
<p>Portsmouth Water: Water Resources Management Plan (2009)</p>	<p>The Water Resources Management Plan for Portsmouth Water proposes the following actions:</p> <ul style="list-style-type: none"> • The development of a Farlington Washwater Recovery Plant by 2011/12. • Initiating a Leakage Savings Programme which will reduce leakage levels from the current target of 29.7 MI/d to a new target of 26.7 MI/d by 2014/15. 	<p>The DPD should seek to support sustainable water management and promote the sustainable use of water resources.</p>

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
	<ul style="list-style-type: none"> • Instigating a promotional Water Efficiency Programme which will include sending cistern devices to all customers starting in 2010/11. The programme will be repeated on a five-yearly basis as the devices only have a short life expectancy. • Beginning a 25 year programme of Compulsory Metering for all domestic households, where practicable, beginning in 2010/11. The Company plans a targeted programme which will minimise the overall costs of meter installation. • Developing Additional Boreholes at Lavant and Brickkiln Water Treatment Works within the currently licensed abstraction limits by 2014/15 and continuing the development of Havant Thicket Winter Storage Reservoir for completion by 2021 • Promoting a programme of Retrofit Fitting of Dual Flush Devices in toilets from 2015/16. 	
<p>National Policy Statements : Water Supply NPS*</p> <p>* This NPS has not been published in draft yet (2012).</p>	<p>It sets out the Government’s policy for delivery of major infrastructure, relating to the mitigation of, and adaptation to, climate change.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	N/A
<p>National Policy Statements : Waste Water NPS</p> <p>*This NPS is not in force (Consultation started 16 November 2010 and ended 22 February 2011 – not yet designated)</p>	<p>It sets out the Government’s (England only, including national project in England) policy for the provision of major waste water infrastructure, enabling the planning system to be rapid, predicable and accountable. Major waste water infrastructure is defined as;</p> <ul style="list-style-type: none"> • construction of waste water treatment plants which are expected to have a capacity exceeding a population equivalent⁴ of 500,000 when constructed; or • alterations to waste water treatment plants where the effect of the alteration is expected to increase by more than a population equivalent of 500,000 the capacity of the plant. <p>Waste water (generally a mixture of domestic waste water from baths, sinks, washing machines and toilets, and waste water from industry. It will often also contain rainwater run-off from roofs and other impermeable surfaces).</p> <p>This NPS, includes a policy and guidance section on generic environmental impacts and mitigation.</p>	N/A
<p>River Hamble to Portchester Coastal Flood and Erosion Risk Management Coastal Defence Strategy – in development</p>	<p>The current approach to managing our coastline is made up of three tiers. The highest level tier is to produce a Shoreline Management Plan, which sets out high level policies across long sections of coastline over 100 years.</p>	<p>The DPD should support the delivery of the Coastal Defence Strategy, and individual schemes which it identifies as necessary.</p>

Title of PPP	Main objectives and environmental / socio-economic requirements of PPP	How it affects, or is affected by the Fareham Borough Council LDF in terms of sustainability issues
	<p>The North Solent Shoreline Management Plan was approved in 2010 and sets the policies along the coastline for Fareham. The second tier is to produce a strategy for a selected area of coastline. The strategy will define how to deliver these high level policies for smaller more local areas, and determine implementation plans for any required schemes that are technically, economically and environmentally sound. The third tier is for detailed design and delivery of schemes.</p> <p>The River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy will look at the high level policies set by the North Solent Shoreline Management Plan for this stretch of coastline and will determine the best approach for delivering the policies and implementing plans for any schemes that the strategy has identified as needed for this area.</p> <p>The strategy covers 50 km of coastline between the River Hamble (Hook Spit) in the West and Portchester in the East. The area is host to two major settlements, Gosport and Fareham, and includes a mixture of coastline features such as low eroding cliffs and shingle beaches on the open coast, and low lying estuarine floodplains within Portsmouth Harbour.</p> <p>The strategy works will be undertaken in 2 phases:</p> <p>Phase 1 is the Scoping phase, where work is done to assess and compile information which is required to develop a comprehensive, sustainable strategy that promotes technically, environmentally and economically sound defence measures for the coast.</p> <p>Phase 2 is the Development phase, where outputs of the scoping phase will be an agreed brief for the development phase. This will enable the project team to ensure a proportionate approach is taken to developing the strategy, ensuring all existing information of benefit can be utilised and developed, and any unnecessary works avoided.</p> <p>Work has begun on the Scoping phase of the strategy, which was due to be completed in August 2012.</p>	

Appendix D: Sustainability Appraisal Framework

Please see insert.

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SA Framework for the Fareham Borough Development Sites and Policies Plan

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
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 housing that is designed and constructed sustainably	
2	To conserve and enhance built and cultural heritage	Q2a	Conserve and/or enhance the historic environment (including archaeological remains, listed buildings and structures, the character or appearance of conservation areas, historic townscapes and settlement character, locally important buildings and townscapes), the settings of these features	Landscape; Historic environment
		Q2b	Respect, maintain and strengthen local distinctiveness and sense of place	
3	To conserve and enhance the character of the landscape	Q3a	Minimise adverse impacts on the landscape including gaps between settlements	Landscape; Historic environment
		Q3b	Protect and enhance landscape features within the borough	
4	To promote accessibility and encourage travel by sustainable means	Q4a	Encourage walking and cycling	Transportation and accessibility; Population and quality of life; Air quality; Climate change
		Q4b	Provide appropriate travel choices for all residents	
		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
		Q5b	Generate energy from low or zero carbon sources	
		Q5c	Support adaptation to climate change and avoid increasing flood risk	
		Q5d	Sustainably manage water run-off and avoid deleterious effects on ground water	
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
		Q6b	Protect groundwater in the most sensitive areas	
		Q6c	Limit contributions to noise and light pollution	

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
7	To conserve and enhance biodiversity	Q7a	Protect and enhance internationally and nationally designated habitats	Biodiversity and geodiversity
		Q7b	Protect and enhance locally designated habitats	
		Q7c	Protect and enhance priority habitats, and the habitat of priority and protected species, and achieve a net gain in biodiversity	
		Q7d	Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure in line with the aims of the Biodiversity Opportunity Areas	
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Q8a	Minimise water consumption	Material assets; Soil; Water
		Q8b	Use land efficiently	
		Q8c	Minimise the loss of best and most versatile agricultural land	
		Q8d	Encourage recycling of household waste	
		Q8e	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
		Q9b	Provide a range of jobs and premises	
10	To create vital and viable new centres which complement existing centres	Q10a	Meet the day to day needs of residents near to where they live	Population and quality of life; Economic factors
		Q10b	Support the vitality and viability of nearby existing and proposed centres	
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
		Q11b	Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all	
		Q11c	Provide suitable education services for all who require it	
		Q11d	Provide a range of cultural, leisure and community facilities that are accessible by all	

Appendix E: HLA Matrix for Draft DSP Plan

Please see insert.

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Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ID	Proposed Site Allocations											
40	Gosport Road Bus Depot	+	0	0	0	-	-	--	+	+	0	-
41	Peters Road	+	0	-	+	0	-	-	-	0	0	+
50	Hinton Hotel, Catisfield Lane	+	-	-	+	0	-	-	0	0	+	+
58	East of Raley Road	+	0	-	+	0	0	-	+	0	+	+
123	Little Park Farm	0	0	-	0	0	0	-	+	+	+	0
154	Maytree Road, Fareham Town Centre	+	0	0	++	+	--	0	+	++	++	++
198	Civic Quarter, Civic Way, Fareham Town Centre	+	--	-	++	+	-	0	+	0	0	0
199	Market Quay Car Park, Quay Street, Fareham	+	-	-	+	+	-	--	+	+	+	+
211	Fareham Railway Station Yard, Fareham Town Centre	0	0	0	++	+	--	0	+	++	++	0
212	Land at Fareham Station, Fareham Town Centre	+	0	0	++	+	--	-	+	++	++	++
1002	Land at corner of Station Rd and A27	+	0	0	+	-	0	0	0	0	0	+
1007	School Site, Heath Road, Locks Heath	+	0	-	+	-	0	--	-	0	++	++
1015	Land to rear of Swinton Hall, 80 Warsash Road324	+	0	0	+	0	0	-	0	0	0	+
1057	Citroen Garage, Wickham Road, Fareham	+	0	-	0	+	-	-	+	+	+	+
1058	Former Community Facilities, Wynton Way	+	0	0	+	0	0	0	0	+	+	+
1068	Land at Fleet End Road	+	-	0	+	0	-	-	0	0	+	+
1070	East of Church Road	+	0	-	+	0	-	--	0	+	+	+
1072	Land to rear 347-411 Hunts Pond Road	+	0	0	0	-	-	--	0	+	+	+

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1075	Nook Caravan Park, South of Laurel Close	+	0	0	+	+	0	-	+	+	+	+
1076	Land Between 335-357 Gosport Road, Fareham	+	0	0	0	0	-	--	+	+	+	+
1078	Land at Stubbington Lane	+	0	0	0	0	+/-	-	0	-	0	+
1141	118 Bridge Road, Sarisbury	+	0	-	+	0	-	0	+	+	+	+
1215	Seaeye House & Adjoining Commercial Properties, Lower Quay Road	+	-	-	+	-	--	--	0	-	+	+
1259	Hope Lodge, Fareham Park Road	+	0	0	0	0	-	-	0	+	+	+
1286	Land at Russell Place (rear of 163-183a West Street), Fareham Town Centre	+	0	0	++	+	--	0	+	++	+	++
1316	Collingwood House	+	0	0	+	0	0	0	+	+	0	+
1381	Croft House, Redlands Lane	+	0	0	+	+	-	-	+	+	-	+
1394	Land at Sea Lane	+	0	0	-	0	0	-	0	-	0	-
1413	Telephone Exchange, Fareham Town Centre	+	-	+	+	+	-	0	+	+	0	+
1424	Land at Corner of Trinity Street, Fareham Town Centre	+	-	+	+	+	-	0	+	+	+	+
1426	Foundry Site, Fareham Town Centre; Land to rear of Red Lion, East Street & Bath Lane	+	-	+	+	+	-	--	+	+	+	+
1627	Solent Business Park - Phase 2	0	0	-	-	0	0	-	0	++	0	0
1914	Fareham Shopping Centre	+	+	+	+	0	-	-	0	+	++	+
1948	Windmill Grove	+	0	0	+	--	--	--	0	0	+	+
ID Development Management Policies												
SD1	Sustainable Development	+	+	+	+	+	+	+	+	+	+	+
ED1	Existing Employment Sites and Areas	0	0	0	+	0	0	0	0	+	+	0

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ED2	New Employment Development (<i>Site IDs 123 & 1627</i>)	0	0	-	-	0	0	-	+	++	+	0
ED3	Boatyards	0	0	0	+	0	0	0	0	+	0	0
TC1	New Retail Development	0	0	0	+	0	0	0	0	+	+	0
TC2	Primary Shopping Area	0	0	0	+	0	0	0	0	+	+	0
TC3	Secondary Shopping Area	0	0	0	+	0	0	0	0	+	+	0
TC4	West Street Speciality Shops	0	0	0	+	0	0	0	0	+	+	0
TC5	Making the Best Use of Upper Floors	+	+	0	+	0	0	0	0	+	+	+
TC6	Mix of Uses in Fareham High Street	+	+	0	+	0	0	0	0	+	+	+
TC7	Fareham Waterfront	0	+	++	0	0	0	0	0	0	+	+
TC8	Westbury Manor	+	+	+	+	0	0	0	0	+	+	0
TC9	Civic Area (<i>Site ID 198</i>)	+	--	-	++	+	-	0	+	0	0	0
TC10	Market Quay (<i>Site ID 199</i>)	+	-	-	+	+	-	--	+	+	+	+
TC11	(a) & (b): Fareham Shopping Centre (<i>Site ID 1914</i>)	+	+	+	+	0	-	-	0	+	++	+
TC12	Fareham Station West (<i>Site ID 212</i>)	+	0	0	++	+	--	-	+	++	++	++
TC13	Fareham Station East (<i>Site ID 211</i>)	0	0	0	++	+	--	0	+	++	++	0
TC14	Land to the rear of Red Lion Hotel and Bath Lane (<i>Site ID 1426</i>)	+	-	+	+	+	-	--	+	+	+	+
TC15	Land adjacent Maytree Road (<i>Site ID 154</i>)	+	0	0	++	+	--	0	+	++	++	++
TC16	Russell Place (<i>Site ID 1286</i>)	+	0	0	++	+	--	0	+	++	+	++
TC17	Corner of Trinity Street and Osborn Road (<i>Site ID 1424</i>)	+	-	+	+	+	-	0	+	+	+	+

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
TC18	Telephone Exchange, Westborn Road (Site ID 1413)	+	-	+	+	+	-	0	+	+	0	+
DS1	Development in District centres, Local Centres and Local Parades	+	0	0	+	0	0	0	0	+	+	+
DS2	Locks Heath District Centre	0	0	+	+	0	0	0	0	+	+	+
DS3	Portchester District Centre	0	0	0	+	0	0	0	0	0	+	0
DS4	Out of Town Shopping	0	+	+	+	0	0	0	0	0	+	0
DS5	Local Shops	0	0	0	+	0	0	0	0	0	+	0
DS6	Hot Food Shops	0	+	0	0	0	0	0	0	0	+	0
T1	Bus Rapid Transit	0	0	0	+	+	0	0	0	+	+	0
T2	Improvements to the Strategic Road Network	0	0	0	+/-	+/-	+/-	0	0	+	0	0
T3	Improvements to the Distributor Road Network	0	0	0	+/-	+/-	+/-	0	0	+	0	0
T4	Access to Whiteley	0	0	0	+/-	+/-	+/-	0	0	+	0	0
T5	Parking	0	0	0	+/-	+/-	+/-	0	0	+	+	0
T6	New Community North of Fareham	0	0	?	?	?	?	?	0	+	+	0
H1	Housing Allocations (see individual site assessments above)	+	+	+/-	+	0	0	+/-	0	0	+	+
H2	Subdivision of Residential Dwellings	+	+	0	0	0	0	0	0	0	0	+
H3	New Older People's Housing	+	0	0	+	0	0	0	0	0	0	+
H4	Improvements to Existing Older People's Housing	+	+	0	0	0	0	0	0	0	0	+
H5	Change of Use or Redevelopment of Older People's Housing	0	0	0	0	0	0	0	0	0	0	0
H6	Houses in Multiple Occupation	+	+	0	0	0	0	0	0	0	0	+

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
H7	Self Contained Annexes and Extensions	0	0	0	0	0	0	0	0	0	0	0
DG1	Design	0	+	+	+	+	0	0	0	0	0	+
DG2	Environmental Impact	0	0	0	0	0	+	0	+	0	0	0
DG3	Impact on Amenity	0	+	0	0	0	0	0	0	0	0	+
DG4	Prejudice to Other Development	0	0	0	0	0	0	0	0	0	0	0
CF1	Community Facilities	0	+	0	+	0	0	0	0	0	+	+
CF2	Local Green Space	0	0	+	+	0	0	+	0	0	+	+
CM1	Coastal Change Management Areas	0	0	+	0	+	0	0	+	0	0	+
CM2	New Moorings	0	0	+	0	0	0	0	0	0	0	0
HN1	Historic Environment	0	++	+	0	0	0	0	0	0	+	0
C1	New Residential Development in the Countryside	+	0	+	+	0	0	+	0	0	+	+
C2	Recreation and Leisure Development in the Countryside	0	0	+	+	0	0	0	0	0	+	0
C3	Employment Development in the Countryside	0	+	+	+	0	0	0	+	+	+	0
T1	Telecommunications	0	+	+	0	0	0	0	0	0	0	0
BD1	Protected Species & Habitats	0	0	+	0	+	+	++	+	+	+	+
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
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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 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 create vital and viable new centres which complement existing centres
- 11 To create a healthy and safe community

Appendix F: HLA Findings and Matrix for Deleted Sites

ID 22: Catisfield Lane, Paddocks

Closest European site and other environmental constraints within approx. 250m

- ▶ Meon Valley Meadows and Woodland SINC (c.250m west)
- ▶ Flood Risk Zone 3 (c. 250m west)
- ▶ Titchfield Abbey Conservation Area (Large area onsite)
- ▶ Catisfield Conservation Area (Small section onsite)
- ▶ Close to a number of listed buildings (closest, c.30m west)
- ▶ Grade 3 agricultural land on part of site (onsite)
- ▶ Solent and Southampton Water SPA and Ramsar (c.1.7km south)

A 2.82 ha site, partly within the urban area and currently used for a number of purposes; public house, wine store, hotel, residential, shop and horse paddocks. The proposal is to build 100 residential units, retaining the existing shop and public house. Owing to the site's location and nearby environmental constraints, there are a number of adverse impacts to the SA Objectives;

Objective 2 - The proposed site is close to a number of listed buildings which, without suitable mitigation, may be impacted through vibration and dust from construction traffic and construction itself. The close proximity of heritage assets indicates a potential for buried archaeological assets and raises the possibility of negative effects. A Construction Environment Management Plan (CEMP) should be implemented to mitigate any negative impacts.

Objective 3 – The proposed site boundary is within Titchfield Abbey Conservation Area, partially in Catisfield Conservation Area and contains a tree lined paddock. Depending of the final design and layout of the buildings in relation to the site as a whole, development could affect landscape character. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment will be required to assess designs to mitigate any negative impact on the landscape character of the area.

Objective 6 – The area currently contains; storage tanks, boiler house, wood burning boiler and an area of burning for waste disposal. Although residential development, in the long term, would reduce sources of pollution, contaminants are likely to be present. Dispersal of contaminants as a result of construction works is likely. Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required.

Objective 7 – The current site contains some existing buildings, which have shown to be inhabited by bats in the past. Additionally, although some distance from the SINC, there is a potential for protected species to be present within the northern section of the site. The appropriate ecological assessment and mitigation will be required.

Objective 8 – The northern section of the proposed site contains a paddock, which consists of grade 3 agricultural land. Whilst the land is not currently used for agriculture, development would have a negative impact, by preventing the land from being used for agriculture in the future. However, the issue could be avoided by adjusting the site boundary.

ID 26: Portchester Centre Car Parks

Closest European site and other environmental constraints within approx. 250m

- ▶ Flood Risk Zone 2 and 3 (onsite)
- ▶ Portchester Conservation Area (c.235m south east)
- ▶ Two listed buildings (closest: Noel Cottage c.100m west)
- ▶ Portsmouth Harbour SPA/SSSI/Ramsar (c.500m south/east)

A 0.745 ha site, currently in use as a car park within the urban area. The proposal is to complement the existing centre, delivering a mixed use of; residential, leisure, recreation, community and indoor sports. The proposed site has mainly positive impacts on the SA Objectives, including some strong positive influences. The proposals will provide accessible local services and facilities. Leisure facilities and the contribution to local employment opportunities will positively influence the local economy and complement existing district centres, increasing the vitality of the centre. However, there is a flood risk constraint, which would require mitigation;

Objective 5 – The proposed site is almost entirely within a Flood Zone 3, which constitutes land having a greater than 1% annual probability of river flooding or greater than 0.5% of sea flooding, in any year. The development would impact Objective 5 negatively. The site will require a Sequential Test and assessment to rule out alternative sites, in favour of this site. Where appropriate and on hard surfaces, development should include Sustainable Drainage Systems (SuDS) to reduce surface water.

ID 27: Land at North Wallington and Standard Way

Closest European site and other environmental constraints within approx. 250m

- ▶ Flood Risk Zone 3 (nearby, c. 30m west)
- ▶ Wallington Conservation Area (c.230m south west)
- ▶ Two listed buildings (closest, c.125m North – Downbarn Cottage)
- ▶ Wallington Meadow SINC (c.30m west)
- ▶ Lowland mixed deciduous woodland BAP (adjacent)
- ▶ Portsmouth Harbour SPA (c.1700m south)
- ▶ Portsmouth Harbour Ramsar (c.900m south)
- ▶ Grade 2 agricultural land classification (onsite)

A 2.17 ha site is currently unused pasture outside of the designated urban area. The proposed development is residential with amenity open space, including children's play area. The proposed site has generally positive or neutral impacts on the SA Objectives, although two objectives are negatively impacted and another likely (Objective 3).

Objective 3 – The site is close to Wallington Conservation Area (c.230m south west). Development could result in local impact on character with the alteration from a natural to built character, depending on

design. Development may require the appropriate landscape assessment depending on the design and height of new buildings and local visibility.

Objective 6 – The site is adjacent to the Maidendell Pumping Station landfill and potentially contains land contamination from previous uses (industrial estate, military use, nurseries and inert landfill). Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required.

Objective 7 – The site is nearby the Wallington Meadow SINC (c. 30m West) and partly consists of grassland habitat, which is adjacent to Biodiversity Action Plan habitat (BAP). Therefore, appropriate ecological surveys and mitigation will be required.

ID 86: 1 - 2 The Avenue, Fareham Town Centre (West of Fareham Station)

Closest European site and other environmental constraints within approx. 250m

- ▶ Gillies Woodland SINC (c.250m south east)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1070m south east).
- ▶ Lowland Mixed Deciduous Woodland BAP habitat (adjacent north)
- ▶ TPO (adjacent south and north)
- ▶ Three Listed buildings within 250m (closest: Gate Piers at Bishopwood, c. 170m away)

A 0.19 ha site within the urban area and close to Fareham Town Centre. The site is currently occupied by businesses and the proposal is to transform the area to residential use. The proposed site has a number of positive and neutral effects on the SA Objectives, mainly due to good accessibility to services and facilities. However, three of the objectives are negatively impacted;

Objective 6 – The site is located close to two Air Quality Management Areas (AQMAs); Gosport Road and Portland Street. However, any contribution to traffic pollution as a result of the development is likely to be negligible due to the small site size. The site has potential land contamination and given the site is close to a waterway which flows into the Gillies Saltmarsh Sites of Importance for Nature Conservation (SINC) and Portsmouth Harbour Special Protection Areas (SPA)/Ramsar/Sites of Special Scientific Interest (SSSI), adequate controls will be required. Similarly, surface water run-off will require Sustainable Drainage Systems (SuDS), to prevent any accidental pollution incidents affecting Portsmouth Harbour.

Objective 7 – The proposed site poses a risk to Portsmouth Harbour, which is downstream of the adjacent waterway (see above). Whilst the potential impacts to European designated features will be assessed separately through the Habitats Regulation Assessment (HRA), it is noteworthy to identify the risk of pollution and recommend that mitigation measures should be implemented. Additionally the site is adjacent to a small area of lowland mixed deciduous woodland Biodiversity Action Plan (BAP) habitat, including Tree Preservation Orders (TPO). Therefore, protected species are likely to be present. The appropriate ecological assessment and mitigation will be required, including retention and protection of important trees.

Objective 9 – The existing site is currently being utilised by two businesses. Whilst the suitability of the site to accommodate viable businesses cannot be determined without further information, transforming the use from business to residential has a negative impact on Objective 9.

ID 124: Land at Solent 2/Area 12

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Solent Maritime SAC (c.2.5km north west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2.5km north west)
- ▶ Whitely Meadow SINC (onsite)
- ▶ Gull Coppice (South-West) SINC/ Ancient Woodland (onsite)
- ▶ Ashley Wood SINC (onsite)
- ▶ Gull Coppice (central) SINC / Ancient Woodland (adjacent)
- ▶ Gull Coppice SINC (adjacent to northern tip)
- ▶ Gull Coppice (west) SINC / Ancient Woodland (c.85m north)
- ▶ Whitely Meadow 3 SINC (c.120m east)
- ▶ Whitely Row SINC (c.140m north west)
- ▶ Little Park Copse Ancient Woodland (c.180m east)
- ▶ Lowland mixed deciduous woodland BAP habitat (onsite - majority of site)

A 9.96 ha site, mostly within the urban area and currently a green field site. The proposal is to provide a mixed use area, comprising of residential development and open space, including retained woodland. The proposed site has mainly positive and neutral impacts on the SA Objectives. However, three of the Objectives are negatively impacted;

Objective 3 – The major negative influence on the SA Objectives is generated by the site location in relation to areas of mature woodland (see below for impacts to biodiversity). Depending on the design of the development, the amount of housing and the amount of woodland to be retained, a visual impact on the landscape character of the area is likely. Impacts can be mitigated through the form and layout of development and sympathetic design depending on the amount of housing planned.

Objective 7 – There are several sites of nature conservation interest adjacent to the proposed development site, but more significantly, a large area of the site is designated as SINC, BAP habitat and Ancient woodland. Depending on the number of homes proposed, development of the site would inevitably result in a loss of biodiversity. In addition to identified habitats, it is likely that protected species are present, therefore protection of designated areas and substantial ecological assessment and mitigation would be required.

Objective 8 – Depending on the actual location and number of dwellings planned, due to the location of the site partially outside of the urban area, and its proximity to nature conservation designations, development of the entire site would not be an efficient use of the land.

ID 203: 3 – 33 West Street, Portchester

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Flood Zone 2 and 3 (onsite)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI/BOA (c.600m south east)

A 0.555 ha site within the urban area, which is currently used as a car park and retail units. The proposal is to provide an unspecified number of residential units. The site proposals have little impact on a number of SA Objectives but strongly affect two positively, due to the central urban location of the proposed site.

The location offers good proximity and accessibility to schools, healthcare, community facilities and local public transport. However, as the residential population increases, capacity of healthcare facilities and schools should be cumulatively assessed, in combination with other nearby housing allocations. There are two objectives which are negatively impacted and some additional considerations for Objective 2;

Objective 2 – There are no designated archaeological or historic features within 250m of the site, and given the site's previous history (largely industrial uses), it is likely that there is little archaeological potential. Therefore development is not likely to negatively impact Objective 2. However, the site is within Portchester historic centre, which could contain unknown heritage assets. Proposed developments within the historic centre should therefore develop and adhere to a CEMP to avoid any loss of unknown heritage assets.

Objective 5 – The proposed site is mostly within Flood Risk Zones 2 and 3. According to the PUSH Strategic Flood Risk Assessment climate change mapping, the site is within an area likely to be affected by coastal flooding by the year 2055. Where the development intersects flood zones, an FRA would be required and the exception criteria met in order to change to residential usage. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water. However, consideration of these risks is required.

Objective 6 – The site has onsite land contamination from a range of historic uses. The site is located 600m from Portsmouth Harbour and within the Portchester urban area, so potential pollution pathways are likely to be limited. However, due to its proximity to protected habitats, the potential severity of a pollution incident would be high. Therefore, developments that contain land contamination and are relatively close to European sites should conduct more detailed assessment and develop a CEMP, to mitigate any potential adverse impacts.

ID 205: Land North of St Margaret's Roundabout

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Titchfield Abbey Conservation Area (c.90m east)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2040m south east)
- ▶ Lowland mixed deciduous woodland BAP habitat (adjacent north)

A 1.23 ha area outside of, although adjacent to, an urban area. The site is currently used as agricultural land and the proposal is to develop the land for employment, delivering 3540 m² of employment space. The proposals have largely neutral impacts on the SA Objectives, with the remainder affected both positively and negatively. The development positively affects the SA Objectives by bringing fairly accessible employment to Titchfield. The following Objectives are negatively affected or impacts are uncertain;

Objective 3 – The site is just outside of the urban area, with a small area of woodland to the north and highways on the other two sides. Across the highway, c.90m to the east, is Titchfield Abbey Conservation Area. Development at this location is likely to affect the landscape character of the area, although dependant on the design and number of onsite trees retained, the highway may obscure views to and from the conservation area. Designs should incorporate existing vegetation and be in keeping with the area's skyline. An appropriate landscape assessment may be required, depending on visibility, to assess designs to mitigate any negative impact on the landscape character of the area.

Objective 6 – The site is likely to be affected by land contamination from historical uses (Former MOD and infilled land within 100m). Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required.

Objective 7 – There are no areas designated for nature conservation within 250m, although there is an area of priority habitat adjacent, to the north. Although the area is fairly isolated, the site consists entirely of semi-natural habitat, which may be of ecological value and contain protected species. Adjacent woodlands should be protected and any trees onsite retained where possible. Appropriate ecological assessment and mitigation will be required.

ID 319: Portchester Centre East Extension

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Listed buildings (Two, closest is Noel cottage. c.120m south east)
- ▶ Flood Zone 3 (onsite)
- ▶ Portchester Conservation Area (c.230m)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI/BOA (c.425m south east)

A 1.05 ha site, within the urban area adjacent to Portchester local centre and currently serves several purposes; retail, church, parish hall, offices, residential and car park. The proposal is to extend the local centre to incorporate this area. The site proposals have a very positive impact on three of the SA Objectives and negatively impact three although most can be mitigated through construction considerations. Additional consideration should be made to mitigate impacts to Objective 2 (please see commentary for site ID 203).

Objective 3 – The proposed site is relatively close to Portchester Conservation Area, although any impacts to the landscape character are uncertain, depending on the range of development and how visible areas will actually be. The area is within the urban area, therefore built up and roads are lined with trees, so likely to be visibly shielded.

Objective 5 – The proposed site is within Flood Risk Zone 3. According to the PUSH Strategic Flood Risk Assessment climate change mapping, the site is also within an area likely to be affected by coastal flooding by the year 2055. The scale of development is undefined but where development intersects flood zones, an FRA would be required and the exception criteria met in order to construct new buildings or change the use of existing buildings. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water.

Objective 6 – The site has onsite land contamination from a range of historic uses. The site is located 425m from Portsmouth Harbour and within the urban area, so potential pollution pathways are likely to be limited. However, due to its proximity to protected habitats the potential severity of a pollution incident would be high. Therefore, developments that contain land contamination and are relatively close to European sites should conduct more detailed assessment and develop a CEMP, to mitigate any potential adverse impacts.

Objective 7 – The site is relatively close to the nationally and internationally important Portsmouth Harbour, designated as a SPA / Ramsar / SSSI and BOA. Although direct impacts are uncertain depending on the nature of the development, cumulative impacts in combination with the neighbouring

sites in Portchester centre could affect protected species. Coastal habitats have been identified as important to wader and wildfowl species, including dark-bellied Brent Geese. The potential impacts to European designated features will be assessed through the HRA being conducted in conjunction with the SA. However, protected species are likely to be present and the appropriate ecological assessment and mitigation will be required, such as avoidance of breeding and overwintering birds.

ID 458: Portchester District Centre

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Listed building (Noel cottage. c.190m south east)
- ▶ Flood Zone 2 & 3 (onsite)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI/BOA (c.530m south east)

A 3.461 ha area, comprising of Portchester district centre and currently contains a variety of retail designations. The proposal is to regenerate the local centre, maintaining existing building designations. The proposals have a very positive impact on four of the SA Objectives, but negatively impact three, although most can be mitigated through construction considerations. Additional consideration should be made to mitigate impacts to Objective 2 (please see commentary for site ID 203).

Objective 5 – The proposed site is within a Flood Risk Zones 3. According to the PUSH Strategic Flood Risk Assessment climate change mapping, the site is also within an area likely to be affected by coastal flooding by the year 2055. The scale and type of regeneration is undefined but where development intersects flood zones, an FRA would be required and the exception criteria met in order to construct new buildings or change the use of existing buildings. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water.

Objective 6 – The area has various land contamination sites resulting from a range of historic uses. The site is located 530m from Portsmouth Harbour and within the urban area, so potential pollution pathways are likely to be limited. However, due to its proximity to protected habitats the potential severity of a pollution incident would be high. Therefore, developments that contain land contamination and are relatively close to European sites should conduct more detailed assessment and develop a CEMP, to mitigate any potential adverse impacts.

Objective 7 – The area is relatively large and close to the nationally and internationally important Portsmouth Harbour, designated as a SPA / Ramsar / SSSI and BOA. Direct impacts are dependent on the nature of the development, but cumulative impacts in combination with the neighbouring sites in and around Portchester could affect protected species. Coastal habitats have been identified as important to wader and wildfowl species, including dark-bellied Brent Geese. The potential impacts to European designated features will be assessed through the HRA being conducted in conjunction with the SA. However, protected species are likely to be present and the appropriate ecological assessment and mitigation, which considers cumulative impacts, will be required, such as avoidance of the breeding and overwintering bird periods.

ID 1056: The Hampshire Rose, Highlands Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (c.150m north)

▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.2485m south east)

A 0.13 ha urban site, which was previously the site of the Hampshire Rose public house. The site is now cleared and intended for residential development of an unspecified number of units. There are minimal environmental constraints nearby and as such the SA Objectives are mostly positively affected or unaffected. There is a possibility of soil contamination from made ground onsite. This will require investigation and potential remediation if top soil is to be reused.

ID 1062: Texaco Petrol Station Bridge Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Solent Maritime SAC (c.210m south west)
- ▶ Solent and Southampton Water Ramsar / SPA (c.330m south west)
- ▶ Mudflat BAP habitat (c.100m south west)
- ▶ Floodplain grazing marsh BAP (c.50m north east)
- ▶ Lowland mixed deciduous woodland BAP (c.20m north)
- ▶ Lower Swanwick Woodlands SINC (c.18m north east)
- ▶ Andark Marsh SINC (c.120m east)
- ▶ River Hamble Mudflats and Saltmarsh 1 SINC (c.116m south)
- ▶ Swanwick Shore Conservation Area (c.8m south)
- ▶ Seven Listed Buildings (closest: The Old Ship Inn c.10m south)
- ▶ Flood Zone 2 and 3 (onsite)

A 0.23 ha site located within the urban area, which is currently a car sales garage. The proposal is residential, consisting of 13 units. The impact of the proposal on the SA objectives is largely negative, mainly due to the suitability of the site and a range of nearby environmental receptors that could be potentially affected by the development. Below are the more significantly affected objectives;

Objective 2 and 3 – The site is close to a number of listed buildings within the Swanwick Shore Conservation Area opposite. The closest is The Old Ship Inn, a grade II building. The close proximity of heritage assets indicates a potential for buried archaeological assets and raises the possibility of negative effects. Precautions should be taken to prevent damage from construction and construction traffic, dust and vibration. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance is the conservation area itself. The development would be in direct visual range from the eastern side of Swanwick Shore. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area.

Objective 5 – A majority of the site area is within Flood Zone 3, the remainder within Flood Zone 2. Flood Zone 3 constitutes land having a greater than 1% annual probability of river flooding or greater than 0.5% of sea flooding, in any year. The site will require a sequential test and assessment to rule out alternative sites, in favour of this site. Where appropriate and on hard surfaces, development should include SuDS to reduce surface water.

Objective 6 – The site was previously used as a petrol station and therefore is likely to contain contaminated soil. Construction is likely to disturb contaminants, potentially releasing pollution to air or water pathways. The site is in a flood zone (see above), c.100m from the River Hamble and c.15m from a waterway (which is upstream of the River Hamble European designations and downstream of nearby SINCs). The nearby ecological receptors are significant and therefore any pollution impacts are likely to be high. A remediation plan is required, which includes prevention measures to prevent pollutants entering water pathways.

Objective 7 – This Objective is significantly negatively impacted. The site poses a number of significant risks to the nearby areas of nature conservation (see above). These potential impacts on the European sites will be ascertained through the HRA which is being conducted in conjunction with the SA. Additionally, adjacent to the site are semi natural habitats and the boundary is close to a number of BAP habitats, the closest being lowland mixed deciduous woodland (c.20m north). Appropriate ecological assessment and mitigation will be required.

ID 1064: 21-25 Bridge Road, Park Gate

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (onsite)
- ▶ TPO trees (onsite)
- ▶ Grade II listed buildings (Little Park Cottages c.220m east)
- ▶ Solent Maritime SAC (c.2360m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2360m west)

A 0.649 ha site within the urban area, currently three residential units. The proposed use is residential, of an unspecified number of dwellings. The proposal has mainly positive or neutral impacts on the SA Objectives. Of particular significance is the sites good accessibility to community facilities and sustainable transport links. There is one negative impact;

Objective 7 – Part of the site is designated lowland mixed deciduous woodland BAP habitat. The remainder of the grounds are overgrown gardens and likely to contain wildlife of importance. Development should be timed to avoid disturbing breeding birds. Additionally the existing buildings onsite are potential bat nesting or roosting opportunities. The appropriate ecological assessment and mitigation will be required for the buildings and the surrounding area.

ID 1066: 34-36 Portchester Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ TPO trees (onsite)
- ▶ Lowland mixed deciduous woodland BAP habitat (c.170m north)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.620m south)

A 0.404 ha site within the urban area, currently containing two residential units. The proposal is to demolish the existing buildings and construct residential building containing 12 dwellings plus garages. The proposals have positive and neutral impacts on the SA Objectives, and one negative impact;

Objective 7 – Although the area has relatively little ecological value, the site currently contains TPO trees and plans include building demolition. Precautions should be taken in regard to breeding birds and potential bat roosts. Mature trees should be retained and protected.

ID 1071: St Christopher’s Hospital, Wickham Road, Fareham

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (c.170m north)
- ▶ TPO woodland (c.170m north)
- ▶ Flood Zone 3 (c.95m east)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1048m south)
- ▶ Two grade II listed buildings (closest: Potteries c.25m west)

A 0.77 ha site within the urban area which was a hospital. It has now been cleared for development. The proposed development is a residential development of 45 new dwellings. Overall the proposal has a mostly positive affect on the SA Objectives and there are only two that are negatively affected;

Objective 2 – Opposite the site entrance is a grade II listed building (c.25m from site boundary west). Whilst it is unlikely that the building would be damaged, precautions should be taken from construction traffic, dust and vibration. A CEMP should be devised and adhered to in order to manage the protection of heritage assets.

Objective 6 – The site is within a Groundwater Source Protection Zone (SPZ). Although no land contamination has been recorded on site and the development is residential, it is noteworthy and risks may be present as a result of the historic use of the land. The scope of the CEMP (mentioned above) should include measures in order to identify and mitigate any risk to ground water contamination.

ID 1095: 40-42 Westley Grove

Closest European site and other environmental constraints within approx. 250m

- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1090m east).
- ▶ Lowland Mixed Deciduous Woodland BAP habitat (adjacent north)
- ▶ Three Listed buildings within 250m (closest is Bishopwood, c. 137m away)

A small 0.173 ha site within the urban area, currently residential. The proposal is to develop the area, maintaining its existing use. The proposed site has mostly positive impacts on the SA Objectives, mainly due to the accessible urban location and close proximity to Fareham Town Centre. However, two of the Objectives are negatively impacted;

Objective 6 – The site is located close to two AQMAs; Gosport road (c.1 km) and Portland Street (c.1.1 km). Any contribution to traffic pollution as a result of the development is likely to be negligible due to the small site size. However, cumulative impacts in combination with other allocations affecting the same AQMAs should be considered.

Objective 7 – The site is adjacent to an area of lowland mixed deciduous woodland BAP habitat. Designs should retain and protect these trees. Additionally, protected species are likely to be present, with

particular regard to bats in the existing properties, which require demolition. The appropriate ecological assessment and mitigation will be required.

ID 1144: Newpark Garage Station Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Solent Maritime SAC (c.2350m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2350m west)
- ▶ Lowland mixed deciduous woodland BAP habitat (c.215m south east)

A 0.146 ha site within the urban area, currently described use as *Sui Generis*. The proposed use is a mix of residential and retail, of an unspecified number of dwellings. The proposal has mainly positive or neutral impacts on the SA Objectives. Of particular significance is the site's central location with good accessibility to community facilities and sustainable transport links. There is one negative impact;

Objective 6 – The site contains land contamination from historic and current uses, which include; petrol station and car repair. Appropriate testing and remediation measures will be required to assess the level of contamination.

ID 1176: St Columba Site, Hillson Drive

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Patches of lowland mixed deciduous woodland BAP habitat (adjacent south)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.2560m south east)

A 0.312 ha urban site, which currently contains a church and a vicarage. The proposed use is a mix of affordable residential homes and community facilities. There are few environmental constraints nearby and as such many of the SA Objectives are either positively affected or unaffected. Noteworthy impacts are as follows;

Objective 7 – The site is adjacent to a railway embankment which consists of lowland mixed deciduous woodland BAP habitat. The embankment is likely to act as a wildlife corridor and contain breeding birds. Development should be timed to avoid disturbing breeding birds. Additionally the existing buildings onsite are potential bat nesting or roosting opportunities. The appropriate ecological assessment and mitigation will be required for the buildings and the surrounding area.

Objective 10 and 11 – The proposal is to deliver community facilities in addition to residential dwellings. Community facilities have very positive effects on the SA Objectives by supporting the vitality of new and existing local centres and helping to create a healthy community.

ID 1231: 20-26 Titchfield Road, Stubbington

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland meadow and rush pasture BAP habitat (c.240m east)
- ▶ TPO trees (on site)
- ▶ Solent and Southampton Water SPA/Ramsar (c.935m west)
- ▶ Four listed buildings (closest at Titchfield Road c.110m south east)

A 0.32 ha site within the urban area and currently residential and gardens. The proposed development is elderly accommodation of 35 dwellings. Overall the proposal has a mostly positive affect on the SA Objectives, with only one that is negatively affected;

Objective 7 – The site currently contains garden habitat, but there is potential for protected species such as bats and breeding birds. The appropriate ecological assessment and mitigation will be required for the development area.

ID 1232: Polygraphic House 8-10, Southampton Hill, Titchfield

Closest European site and other environmental constraints within approx. 250m

- ▶ Titchfield Conservation Area (adjacent north, east and south)
- ▶ Number of areas of Lowland mixed deciduous woodland BAP habitat (closest, c.57m north)
- ▶ 61 listed buildings (closest, c. 33m west)
- ▶ Grade 3 agricultural land on part of site (onsite)
- ▶ Solent and Southampton Water SPA and Ramsar (c. 1295m south)

A 0.15 ha site, partly within the urban area, currently used for employment. The proposal is to build five residential units. There are a number of positive impacts associated with the location, which provides good accessibility to local services and facilities. However, the site has a number of negative impacts on the SA Objectives, which are outlined below.

Objective 2 and 3 – The site is close to a large number of listed buildings within the Titchfield conservation area, which surrounds the site on three sides. The close proximity of heritage assets indicates a high probability of buried archaeological assets and raises the possibility of negative effects. Precautions should be taken to prevent damage from construction, construction dust and vibration and traffic. A CEMP should be devised and adhered to in order to manage the protection of these heritage assets. Of additional importance is the conservation area itself. The development would be in close contact with the conservation area. Building design should be of high standards and preserve or enhance the character of the area. Any on site trees should be retained. An appropriate landscape assessment may be required to assess designs to mitigate any negative impact on the landscape character of the area.

Objective 6 – The site is likely to contain land contamination as the area is currently used as a garage/filling station, builders' yard and printers. Appropriate testing and remediation measures will be required to assess the level of contamination avoid dispersing the contaminants further.

Objective 8 – The western section of the proposed site is outside of the urban area and consists of grade 3 agricultural land. Whilst the land is not currently used for agriculture, development would have a small negative impact on Objective 8, by preventing the land from being used for agriculture in the future.

ID 1249: East of Lower Duncan Road, Park Gate

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (c.200m north east)
- ▶ Grade II listed buildings (Little Park Cottages c.180m east)
- ▶ Solent Maritime SAC (c.2375m west)

▶ Solent and Southampton Water SPA/Ramsar (c.2375m west)

A 0.452 ha site within the urban area, currently residential and a cleared brownfield site. The proposed development is residential, of an unspecified number of dwellings. The proposal has mainly positive or neutral impacts on the SA Objectives. Of particular significance is the site's good accessibility to community facilities and sustainable transport links. There are two negative impacts;

Objective 7 – The site currently includes existing buildings, which are potential bat nesting or roosting opportunities. The appropriate ecological assessment and mitigation will be required for the buildings and the surrounding area.

Objective 6 – The site contains land contamination from historic uses, which include; car repairers, and fibre glass manufacturer. Appropriate testing and remediation measures will be required to assess the level of contamination.

ID 1296: Park View House

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (c.50m west)
- ▶ TPO woodland (c.50m west)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.1445m south)
- ▶ Three listed buildings (closest – barn at Furze Hall Farm c.110m north west)
- ▶ Pond at 9 Kiln Road SINC (cited for great crested newt pond) (c.400m west)

A 0.59 ha site within the urban area and currently occupied by offices. The proposed development is a nursing home and residential development of 20 units. Overall the proposal has a mostly positive affect on the SA Objectives. There is one that is negatively affected and another which the proposal will have an uncertain effect on.

Objective 6 – The site contains land contamination from historic uses, which include; brick works, engineering works and mineral excavation. Appropriate testing and remediation measures will be required to assess the level of contamination to avoid dispersing the contaminants further.

Objective 7 – The area has no known onsite ecological constraints. However, there is a further afield SINC, designated because of a great crested newt breeding pond. The site is within 500m of the pond. However, the likelihood of newts utilising the site as a terrestrial habitat is reduced by the isolation effect of roads between the two areas. The effect on the objective is therefore unknown without the necessary surveys.

ID 1305: 69 Botley Road

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Solent Maritime SAC (c.2045m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2045m west)
- ▶ Lowland mixed deciduous woodland BAP habitat (adjacent north)

A 0.104 ha site within the urban area, currently used as a single residential building and surrounding grounds. The proposal is residential, consisting of an unknown number of dwellings. The proposed site has mainly positive and neutral impacts on the SA Objectives. Although, one of the Objectives is negatively impacted;

Objective 7 – Although there are no nature conservation sites which are in close proximity, there are BAP habitats adjacent and an existing building onsite. Therefore the site could support bats and other woodland protected species such as dormice. The appropriate ecological assessment and subsequent mitigation will be required.

ID 1310: Land at 27 Holly Hill Lane (Urban Portion)

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (part of the site intersects)
- ▶ Sarisbury Green Conservation Area (c.150 north)
- ▶ Two listed buildings (closest: Rose Cottage, c.160m north east)
- ▶ Winnard's & Cawte's copses SINC (c.170m south)
- ▶ Ancient Woodland Inventory (c.215m south)
- ▶ Solent Maritime SAC (c.790m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.790m west)

A 0.378 ha site, which is currently a single residential property in large grounds on the periphery of the urban area. The proposal is to redevelop the site for residential use comprising of six dwellings. Although the proposed site has few negative impacts on the SA Objective, there are few positive also. Its position on the periphery of the urban area results in fewer positive influences on accessibility, community vitality and efficient land use. It is uncertain whether land contamination is present or not and so the impact on Objective 6 is uncertain. The negative impacts of the proposal are as follows;

Objective 3 – The site contains a significant area of woodland. Depending on the design and the number of trees removed, the visual character from the nearby conservation area at Sarisbury Green may be affected. Mature trees should be retained where possible to preserve the landscape character.

Objective 7 – The woodland area that is onsite is BAP designated habitat and also part of a wider area of woodland. Not only is this priority habitat, but it is likely that protected species and those of local importance are present. The appropriate ecological assessment and mitigation will be required for the development area and should be timed to avoid disturbing breeding birds. It is recommended that the woodland habitat is retained.

ID 1312: Land at 27 Holly Hill Lane (Urban Portion)

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (small part of the site intersects)
- ▶ Sarisbury Green Conservation Area (c.150 north)
- ▶ Two listed buildings (closest – Rose Cottage, c.168m north east)
- ▶ Solent Maritime SAC (c.780m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.780m west)

A 0.378 ha site, which is currently a single residency's land, on the periphery of the urban area. The proposal is to redevelop the site for residential use comprising of a single dwelling. The proposed site has few negative impacts on the SA Objective, and has neutral impacts in the main. Its position on the periphery of the urban area results in fewer positive influences on accessibility and community vitality. It is uncertain whether land contamination is present or not and so the impact on Objective 6 is uncertain. The only negative impact of the proposal is on Objective 7, as follows;

Objective 7 – The site is bordered by trees, which are part of a wider BAP woodland designation. Other areas of the site are semi natural and likely to be of ecological importance. The appropriate ecological assessment and mitigation will be required for the development area and should be timed to avoid disturbing breeding birds.

ID 1313: Land at 27 Holly Hill Lane (Urban Portion)

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (small part of the site intersects)
- ▶ Sarisbury Green Conservation Area (c.175 north)
- ▶ Two listed buildings (closest – Rose Cottage, c.180m north east)
- ▶ Solent Maritime SAC (c.840m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.840m west)

A 0.378 ha site, which is currently a single residency's land, on the periphery of the urban area. The proposal is to redevelop the site for residential use of an unknown number of dwellings. The proposed site has two positive impacts on the SA Objective, and has neutral impacts in the main. Its position on the periphery of the urban area means results in fewer positive influences on accessibility and community vitality. There are two negative impacts of the proposal on the objectives, as follows;

Objective 7 – Part of the site consists of a small area of woodland, which is part of a wider BAP woodland designation. Additionally, a water way crosses the southern section. These areas are likely to be of ecological importance. The appropriate ecological assessment and mitigation will be required for the development area and should be timed to avoid disturbing breeding birds. It is recommended that the woodland habitat is retained.

ID 1318: 175 Gordon Rd, Fareham (Town Centre)

Closest European site and other environmental constraints within approx. 250m

- ▶ Portsmouth Harbour SPA/Ramsar/SSSI (c.920m south east).
- ▶ Lowland Mixed Deciduous Woodland BAP habitat (c.75m north)

A 0.32 ha site within the town centre, currently a vehicle repair garage. The proposal is to develop the area for residential use, consisting of an unknown number of dwellings. The proposed site has mostly positive impacts on the SA Objectives, mainly due to the accessible urban location within Fareham Town Centre. However, one of the objectives is negatively impacted and should be considered;

Objective 6 – The site is located close to two AQMAs; Gosport Road (c.1 km) and Portland Street (c.870 m). Any contribution to traffic pollution as a result of the development is likely to be negligible due to the

small site size. However, cumulative impacts in combination with other allocations affecting the same AQMAs should be considered.

ID 1374: Land at Farm Road, Titchfield

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Ancient Woodland (c.210 m west)
- ▶ Bowling Green and Kites Croft SINC (c.157m north west)
- ▶ Kites Croft Local Nature Reserve (c.208m west)
- ▶ Lowland mixed deciduous woodland BAP habitat (adjacent east)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2250m south east)

A 0.46 ha site within an urban area. The site use is unspecified, but from aerial photography appears as mixed car park and amenity grassland. The proposal is to develop the land for residential use, consisting of 15 to 20 dwellings. The proposals have largely neutral and a number of positive impacts on the SA Objectives. The development positively affects the SA Objectives by delivering homes with accessible facilities, services and travel, and nearby employment opportunities. The following objectives are negatively affected;

Objective 6 – The site is likely to be affected by land contamination from historical uses (part of former Plessey works and MOD RAF Titchfield). Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required.

Objective 7 – Although there are no areas designated for nature conservation east of the A27 and within 250m, there is a connected area of priority woodland habitat adjacent and some buildings onsite. Areas of the site may be of ecological value and contain protected species, particularly woodland species and bats. Appropriate ecological assessment and mitigation will be required.

ID 1391: Little Park Farm Road, Segensworth West

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Solent Maritime SAC (c.2115m west)
- ▶ Solent and Southampton Water SPA/Ramsar (c.2115m west)
- ▶ Lowland mixed deciduous woodland BAP habitat (adjacent north)

A 0.64 ha site within the urban area, currently used as commercial offices. The proposal is to transform the area to residential, consisting of an unknown number of dwellings. The proposed site has mainly positive and neutral impacts on the SA Objectives. However, three of the objectives are negatively impacted;

Objective 6 – The area is currently industrial with further industrial works adjacent to the site. Contaminants are likely to be present, therefore impacts to ground water and air quality as a result of construction works are likely. Appropriate soil sampling will be required to assess the level of contamination and the remediation measures required.

Objective 7 – Due to the distance from the proposed development site, it is unlikely that the further afield European sites will be affected. Similarly the SINCS, which are within close proximity, are unlikely to be

unaffected as they are separated and shielded by the M27 motorway. However, there are BAP habitats present and habitat onsite, which could support protected species. The appropriate ecological assessment and subsequent mitigation will be required.

Objective 9 – The existing site is currently being utilised by commercial offices. Whilst the suitability of the site to accommodate viable businesses cannot be determined without further information, transforming the use from business to residential has a negative impact on Objective 9.

ID 1393: Locks Heath Centre (and surrounding area)

Closest European site(s) and other environmental constraints within approx. 250m

- ▶ Lowland mixed deciduous woodland BAP habitat (onsite)
- ▶ TPO tree and TPO area (onsite)
- ▶ Locks Wood, Fareham SINC (c.95m north)
- ▶ Solent Maritime SAC (c.1.9km west)
- ▶ Solent and Southampton Water Ramsar/SPA (c.1.9km west)

A 4.5 ha expansion of Locks Heath local centre. The proposal has a mostly positive impact on the SA Objectives. Being adjacent to the existing local centre, the area is well positioned in relation to the community centre, associated facilities and sustainable transport links. Development is likely to positively influence local employment and economy. The site is a green field woodland area, an important open space for; biodiversity (see below), community use, connected green infrastructure, and positively influencing the visual landscape.

Objective 2 – The development is not likely to negatively impact Objective 2. However, the site is adjacent to an historic centre, which indicates a potential for buried archaeological assets and raises the possibility of negative effects. Proposed developments within the historic centre should therefore develop and adhere to a CEMP to mitigate any loss of unknown heritage assets.

Objective 3 – Centre expansion has the opportunity to influence the visual landscape character of the area. The area currently contains a number of trees and woodland areas with TPO. Trees should be retained where practically possible to do so. Additionally, the layout, form and design of development should be sympathetic with current landscape character.

Objective 7 – The expansion brings the centre's western boundary adjacent to the Locks Wood, Fareham SINC. The SINC is cited for its community value and a significant element of ancient semi-natural woodland. The expansion design and implementation needs to be sympathetic with regards to positioning of facilities and undertaken at appropriate times of the year to avoid breeding birds. An assessment of the increased public usage of the SINC is likely to be required, which may result in an alteration of how the SINC is managed, such as construction of features such as walk ways. Appropriate ecological assessment and mitigation will be required.

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Fareham Borough Development Sites & Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ID	Rejected Site Allocations											
22	Catisfield Lane, Paddocks	+	-	-	+	0	-	-	-	0	0	+
27	Land at North Wallington and Standard Way*	+	0	+/-	+	0	-	-	0	+	+	+
40	Gosport Road Bus Depot	+	0	0	0	-	-	--	+	+	0	-
203	3-33 West Street Portchester	+	0	0	++	-	-	0	0	0	+	++
205	Land North of St Margaret's Roundabout	0	0	-	0	0	-	+/-	0	+	0	+
1002	Land at corner of Station Rd and A27	+	0	0	+	-	0	0	0	0	0	+
1015	Land to rear of Swinton Hall, 80 Warsash Road324	+	0	0	+	0	0	-	0	0	0	+
1056	The Hampshire Rose, Highlands Road, Fareham	+	0	0	+	0	-	0	+	+	+	+
1057	Citroen Garage, Wickham Road, Fareham	+	0	-	0	+	-	-	+	+	+	+
1062	Texaco Petrol Station Bridge Road	+	-	--	+	-	-	--	0	-	-	-
1064	21-25 Bridge Road, Park Gate	+	0	0	+	0	0	-	0	+	+	++
1066	34-36 Portchester Road	+	0	0	+	0	0	0	+	+	0	+
1071	St Christophers Hospital, Wickham Road, Fareham	+	-	0	+	+	0	0	+	+	+	+
1071b	St Christophers Hospital, Wickham Road, Fareham	+	-	0	+	+	0	0	+	+	+	+
1095	40-42 Westley Grove	+	0	0	+	+	-	-	+	+	+	+
1141	118 Bridge Road, Sarisbury	+	0	-	+	0	-	0	+	+	+	+
1144	Newpark Garage Station Road	+	0	0	+	0	-	0	+	++	+	+



Fareham Borough Development Sites & Policies Plan

SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

ID	Rejected Site Allocations	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1176	St Columba Site, Hillson Drive	+	0	0	+	0	0	-	+	+	++	++
1176b	St Columba Site, Hillson Drive	+	0	0	+	0	0	-	+	+	++	++
1215	Seaye House & Adjoining Commercial Properties, Lower Quay Road	+	-	-	+	-	--	--	0	-	+	+
1231	22-26 Titchfield Road Stubbington Hampshire	+	0	0	+	0	0	-	+	+	0	+
1232	Polygraphic House 8-10 Southampton Hill Titchfield Hampshire	+	-	--	+	0	-	0	-	-	+	+
1249	East of Lower Duncan Road, Park Gate	+	0	0	+	0	-	-	+	+	+	+
1286	Land at Russell Place (rear of 163-183a West Street), Fareham Town Centre	+	0	0	++	+	--	0	+	++	+	++
1296	Park View House	+	0	+	+	+	-	+/-	+	0	+	+
1305	69 Botley Road	+	0	0	+	+	0	-	+	+	+	+
1310	Land at 27 Holly Hill Lane (Urban Portion)	+	0	-	0	0	+/-	-	0	0	0	+
1312	Land at 27 Holly Hill Lane (Urban Portion)	+	0	0	0	0	+/-	+/-	+	0	0	+
1313	Land at 27 Holly Hill Lane (Urban Portion)	+	0	-	0	0	0	-	0	0	0	+
1316	Collingwood House	+	0	0	+	0	0	0	+	+	0	+
1374	Land at Farm Road	+	0	0	0	0	-	-	0	+	+	+
1391	Land between Duncan Road & Botley Road	+	0	0	+	0	-	-	+	-	+	+
1413	Telephone Exchange, Fareham Town Centre	+	-	+	+	+	-	0	+	+	0	+
1948	Windmill Grove	+	0	0	+	--	--	--	0	0	+	+



Fareham Borough Development Sites & Policies Plan

SEA Objectives

SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
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ID Rejected Site Allocations

-	Westbury Manor	+	+	+	+	0	0	0	0	+	+	0
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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 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 create vital and viable new centres which complement existing centres
- 11 To create a healthy and safe community



SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
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ID	Rejected Site Allocations
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Appendix G: Rationale for Rejecting Alternative Options

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Ref	Rejected Sites	Reasons for rejection
22	Catisfield Lane, Paddocks	Outside of Urban Area. It is located outside of the urban area and its allocation in the plan would therefore be contrary to Core Strategy Policy CS6: The Development Strategy .
27	Land at North Wallington and Standard Way*	Outside of Urban Area. It is also located outside of the urban area and its allocation in the plan would therefore be contrary to Core Strategy Policy CS6: The Development Strategy .
40	Gospport Road Bus Depot	Impact on Ecological Designations. Unviable. Part within flood zone - fail sequential test. It reallocation from employment to resi in the DSP plan is contrary to emerging DSP policy ED1
86	1 - 2 The Avenue, Fareham Town Centre (adjacent to West of Fareham Station)	Site is in employment use and is not considered available for redevelopment
124	Solent Business Park - Phase 2	Site subsumed into wider Solent 2 site. Site will be allocated in DSP. A development Brief for the site has been prepared.
203	3-33 West Street Portchester	Site is not considered viable
205	Land North of St Margaret's Roundabout	Outside of Urban Area. It is located outside of the urban area and its allocation in the plan would therefore be contrary to Core Strategy Policy CS6: The Development Strategy .
1002	Land at corner of Station Rd and A27	Partly within flood zone - fail sequential test. Unviable at 5 units.
1015	Land to rear of Swinton Hall, 80 Warsash Road324	Site Granted consent for 4 units. This is below the DSP Plan threshold therefore the site was deleted.
1056	The Hampshire Rose, Highlands Road, Fareham	Site is unavailable - site removed at request from landowner
1057	Citroen Garage, Wickham Road, Fareham	Unviable against existing use value (EUV)
1062	Texaco Petrol Station Bridge Road	Unviable against existing use value (EUV)
1064	21-25 Bridge Road, Park Gate	Variation of 21 Bridge Road
1066	34-36 Portchester Road	Site is no longer available. Removed from plan
1071	St Christophers Hospital, Wickham Road, Fareham	Site is under construction - no allocation required
1095	40-42 Westley Grove	Material start made - although permission has not yet been fully implemented. No allocation required
1141	118 Bridge Road, Sarisbury	Unviable against existing use value (EUV)
1144	Newpark Garage Station Road	Material start made - although permission has not yet been fully implemented. No allocation required
1176	St Columba Site, Hillson Drive	Site not viable
1215	Seaeye House & Adjoining Commercial Properties, Lower Quay Road	Impact on Ecological Designations. Unviable against existing use value (EUV)
1231	22-26 Titchfield Road Stubbington Hampshire	Permission granted for an alterntive development proposal for 4 units on 20-26 Titchfield Road. The 20-26 Titchfield Road proposal is below site allocation threshold of 5 units so it is not included in Plan. Site 22-26 is superseded by this proposal and is therefore not considered available for redevelopment
1232	Polygraphic House 8-10 Southampton Hill Titchfield Hampshire	Site partly outside urban area. Its allocation in the plan would therefore be contrary to Core Strategy Policy CS6: The Development Strategy .

Ref	Rejected Sites	Reasons for rejection
1249	East of Lower Duncan Road, Park Gate	Material start made - although permission has not yet been fully implemented. No allocation required
1286	Land at Russell Place (rear of 163-183a West Street), Fareham Town Centre	Unviable against existing use value (EUV). Complex landownership.
1296	Park View House	Site is an employment allocation designated for protection. Its reallocation in the DSP plan for resi is contrary to emerging DSP policy ED1.
1305	69 Botley Road	Site partly outside urban area. Its allocation in the plan would therefore be contrary to Core Strategy Policy CS6: The Development Strategy .
1310	Land at 27 Holly Hill Lane (Urban Portion)	Site below capacity threshold to include in DSP Plan
1312	Land at 27 Holly Hill Lane (Urban Portion)	Site below capacity threshold to include in DSP Plan
1313	Land at 27 Holly Hill Lane (Urban Portion)	Site below capacity threshold to include in DSP Plan
1316	Collingwood House	Site is under construction - no allocation required
1318	175 Gordon Rd	Site part of East of Railway Station site
1374	Land at Farm Road	Site is not viable. Site forms part of the Segensworth Employment allocation which is protected for employment uses. The allocation of this site for employment uses would be contrary to policy E1 of the emerging DSP Plan.
1391	Land between Duncan Road & Botley Road	Material start made - although permission has not yet been fully implemented. No allocation required
1397	West of Fareham Station	Site subsumed into Fareham Railway Station (West)
1413	Telephone Exchange, Fareham Town Centre	Site is not viable.
1948	Windmill Grove	Impact on Ecological Designations. Part within flood zone - fail sequential test.
1071b	St Christophers Hospital, Wickham Road, Fareham	Site is under construction - no allocation required
1176b	St Columba Site, Hillson Drive	Site not viable

Appendix H: High Level Assessment for the Proposed Submission DSP Plan

Please see insert.

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Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ID	Proposed Site Allocations											
E1	Solent Business Park - Phase 2, Whiteley	0	0	-	+	+/-	+/-	--	0	++	+	0
E2	Little Park Farm, Park Gate	0	0	-	+	+/-	+/-	-	0	+	+	0
E3	Kites Croft	0	0	0	-	+/-	-	-	-	+	0	0
E4	Midpoint 27, Cartwright Drive	0	-	-	+/-	+/-	0	-	-	+	0	0
E5	The Walled Garden, Cams Hall	0	-	-	-	0	0	-	-	+	0	0
H1	Croft House, Redlands Lane	+	-	0	+	0	-	-	0	+	+	0
H2	Hope Lodge, Fareham Park Road	+	0	0	0	0	-	-	0	+	+	+
H3	Former Community Facilities, Wynton Way	+	0	0	+	0	0	0	0	+	+	+
H4	Land Between 335-357 Gosport Road, Fareham	+	0	0	+	0	-	--	0	+	+	0
H5	Peters Road, Sarisbury	+	0	-	+	0	-	-	-	+	+	0
H6	East of Raley Road, Locks Heath	+	0	-	+	0	0	-	+	0	+	+
H7	Land at Fleet End Road, Warsash	+	-	-	+	0	-	-	0	+	+	0
H8	Land off Church Road, Warsash	+	-	-	+	0	-	--	0	+	+	0
H9	Land to rear 399-417 Hunts Pond Road	+	-	-	0	-	-	--	0	+	+	0
H10	33 Lodge Road, Locks Heath	+	0	0	+	+	0	-	+	+	+	+
H11	Land at Heath Road, Locks Heath	+	-	-	+	0	+/-	-	0	+	+	0
H12	Land at Stubbington Lane, Stubbington	+	-	0	+	0	+/-	-	0	+	+	0
H13	Land at Sea Lane, Stubbington	+	-	0	+	0	+/-	-	0	+	+	0

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
H14	Maytree Road	+	0	0	+	0	-	-	0	+	+	0
H15	Land r/o Red Lion Hotel, East Street & Bath Lane	+	-	-	+	0	+/-	--	0	+	+	0
H16	Fareham Station West	+	0	-	+	0	--	-	0	+	+	0
H17	Genesis Centre Housing Allocation	+	0	-	+	0	0	-	0	0	+	+
H18	Rear of Coldeast Close	+	0	+	+	0	0	-	0	0	+	+
H19	Land r/o 123 Bridge Road	+	0	+	+	0	0	-	0	0	+	+
GT1	The Retreat, Newgate Lane	+	-	0	+/-	0	0	-	0	0	0	+
GT2	302A Southampton Road	+	0	+/-	0	0	0	+/-	0	0	0	+
TC1	Civic Area	+	-	-	+	0	+/-	-	0	+	+	++
TC2	Fareham Shopping Centre	+	-	-	+	0	-	-	0	++	+	++
TC3	Market Quay	+	+/-	+	+	0	-	--	0	++	+	++
TC4	Fareham Station East	+	0	-	+	0	-	-	0	+	+	+
TC5	Russell Place	+	0	0	++	+	-	0	+	++	+	++
TC6	Corner of Trinity Street and Osborn Road	+	-	+	+	+	-	0	+	+	+	+
MU1	Fareham College	+	-	+/-	+	0	+/-	-	0	+	+	++
ID Development Management Policies												
DSP1	Sustainable Development	+	+	+	+	+	+	+	+	+	+	+
DSP2	Design	0	+	+	+	+	0	0	0	0	0	+
DSP3	Environmental Impact	0	0	0	0	0	+	0	+	0	0	0

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
DSP4	Impact on Living Conditions	0	+	0	0	0	0	0	0	0	0	+
DSP5	Ransom Strips	0	0	0	0	0	0	0	0	0	0	0
DSP6	Protecting & Enhancing the Historic Environment	0	++	+	0	0	0	0	0	0	+	0
DSP7	New Residential Development Outside of Defined Urban Settlement Boundaries	+	0	+	+	0	0	+	0	0	+	+
DSP8	Leisure and Recreation Development Outside of Defined Urban Settlement Boundaries	0	0	+	+	0	0	0	+	0	+	0
DSP9	Economic Development Outside of Defined Urban Settlement Boundaries	0	0	+	+	0	0	0	+	+	+	0
DSP10	Educational Facilities Outside of Defined Urban Settlement Boundaries	0	0	+	+	0	0	0	+	0	+	+
DSP11	Development Proposals within Solent Breezes Holiday Park	0	0	+	+	0	0	0	+	0	0	+
DSP12	Public Open Space Allocations	0	0	+	+	0	0	+	+	+	+	+
DSP13	Nature Conservation	0	0	+	0	+	+	++	+	+	+	+
DSP14	Sites for Brent Geese and Waders	0	0	+	0	0	++	+	+	0	+	+
DSP15	Recreational Disturbance on the Solent Special Protection Areas	0	0	0	0	0	0	++	0	0	+	0
DSP16	Coastal Change Management Areas	0	0	+	0	+	0	0	+	0	0	+
DSP17	Existing Employment Sites and Areas	0	0	0	+	0	0	0	0	+	+	0
DSP18	Employment Allocations (<i>see site assessments</i>)	0	0	-	-	0	0	-	+	++	+	0
DSP19	Boatyards	0	0	0	+	0	0	0	0	+	0	0
DSP20	New Retail Development in Fareham Town Centre	0	0	0	+	0	0	0	0	+	+	0
DSP21	Primary Shopping Area	0	0	0	+	0	0	0	0	+	+	0
DSP22	Secondary Shopping Area	0	0	0	+	0	0	0	0	+	+	0

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
DSP23	Making the Most Effective Use of Upper Floors	+	+	0	+	0	0	0	0	+	+	+
DSP24	Mix of Uses in Fareham High Street	+	+	0	+	0	0	0	0	+	+	+
DSP25	Fareham Waterfront	0	+	++	0	0	0	0	0	0	+	+
DSP26	Civic Area	+	--	-	++	+	-	0	+	0	0	0
DSP27	Market Quay	+	-	-	+	+	-	--	+	+	+	+
DSP28	Fareham Shopping Centre Upper Floors	+	+	+	+	0	-	--	0	+	++	+
DSP29	Fareham Shopping Centre Improved Link	0	+	+	+	0	0	0	0	+	++	+
DSP30	Fareham Station East	0	0	0	++	+	-	0	+	++	++	0
DSP31	Russell Place	+	0	0	++	+	-	0	+	++	+	++
DSP32	Corner of Trinity Street and Osborn Road	+	-	+	+	+	-	0	+	+	+	+
DSP33	Fareham College	+	0	0	+	0	0	-	0	0	+	+
DSP34	Development in District Centres, Local Centres and Local Parades	+	0	0	+	0	0	0	0	+	+	+
DSP35	Locks Heath District Centre	0	0	+	+	0	0	0	0	+	+	+
DSP36	Portchester District Centre	0	0	0	+	0	0	0	0	0	+	0
DSP37	Out of Town Shopping	0	+	+	+	0	0	0	0	0	+	0
DSP38	Local Shops	0	0	0	+	0	0	0	0	0	+	0
DSP39	Hot Food Shops	0	+	0	0	0	0	0	0	0	+	0
DSP40	Housing Allocations (see site assessments)	+	+/-	+/-	+	0	+/-	+/-	0	0	+	+
DSP41	Subdivision of Residential Dwellings	+	+	0	0	0	0	0	0	0	0	+

Fareham Borough Development Sites and Policies Plan

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
DSP42	New Housing for Older People	+	0	0	+	0	0	0	0	0	0	+
DSP43	Improvements to Existing Older People's Housing	+	+	0	0	0	0	0	0	0	0	+
DSP44	Change of Use or Redevelopment of Older People's Housing	0	0	0	0	0	0	0	0	0	0	0
DSP45	Houses in Multiple Occupation	+	+	0	0	0	0	0	0	0	0	+
DSP46	Self Contained Annexes and Extensions	0	0	0	0	0	0	0	0	0	0	0
DSP47	Gypsies, Travellers and Travelling Showpeople	+	0	0	+	0	0	0	0	0	0	+
DSP48	Bus Rapid Transit	0	0	0	+	+	0	0	0	+	+	0
DSP49	Improvements to the Strategic Road Network	0	0	0	+	0	0	0	0	+	0	+
DSP50	Access to Whiteley	0	0	0	+	0	0	0	0	+	0	0
DSP51	Parking	0	0	0	+	0	0	0	0	+	+	0
DSP52	Community Facilities	0	+	0	+	0	0	0	0	0	+	+
DSP53	Sports Provision	0	0	+	+	0	0	0	+	+	+	+
DSP54	New Moorings	0	-	+	0	0	-	-	0	+	0	+
DSP55	Telecommunications	0	+	+	0	0	0	0	0	0	0	0
DSP56	Renewable Energy	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 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 create vital and viable new centres which complement existing centres
- 11 To create a healthy and safe community

Appendix I: Detailed Assessment Matrices

Please see insert.

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DETAILED ASSESSMENT MATRIX

DSP18 & E1: Solent Business Park - Phase 2, Whiteley - 5.9ha site with capacity for c.23,500sqm B1 employment (extant consent for 23,526sqm of B1)

	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										
SA Objectives	1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.									Neutral		No		
	2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.										Neutral		No	
	3	To conserve and enhance the character of the landscape	Site is substantially wooded with large parts subject to an area TPO, parts of which would be lost depending on site layout. Site is partially greenfield (within an area categorised as 'recolonising landscape'), and so development would result in the loss of a green buffer at the edge of the urban area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries.	
	4	To promote accessibility and encourage travel by sustainable means	Site is close to both Swanwick railway station and M27.		+	+	Ongoing	Operation	Regional	Medium	High	Moderate	Positive	Yes	Opportunities to enhance walking/cycling access to Swanwick station should be maximised. A Travel Plan would help to maximise use of sustainable modes and minimise reliance on the M27.	
	5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, loss of trees (which act as carbon sink, improve air quality and reduce urban heat) could lead to minor impacts, while proximity to M27 may encourage car use (see also Obj4).	-	-	-	Ongoing	Construction & Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).	
	6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution. However, site layout will need to take account of proximity to M27, a source of air and noise pollution.	-	-	-	Ongoing	Construction & Operation	Local	Negligible	High	Negligible	Negative	Yes	Site layout should avoid developing areas within highest noise/air pollution impact envelope. Buildings should be adequately insulated against sound.	
	7	To conserve and enhance biodiversity	Part of the site is designated as SINC, with further related SINCS being present off site to the north and east. Conservation interest includes ancient woodland. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, reptiles, and possibly bats and dormice).	--	--	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Ancient woodland is irreplaceable and losses should be avoided. Impacts to other habitats and species may also be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Habitats of greatest interest should be retained where possible but long-term biodiversity loss may not be avoidable; opportunities to consider alternative sites and/or biodiversity offsetting should be explored.	
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.										Neutral		No	BREEAM requirements and development management policies should adequately address resource issues.
	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. Development is expected to meet a considerable proportion of the borough's B1 needs for the plan period, and is accessibly located.	+	++	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	Yes	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).	
	10	To create vital and viable new centres which complement existing centres	Site is mainly within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No		



11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	
----	--	--	--	--	--	--	--	--	--	--	---------	--	----	--

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

DETAILED ASSESSMENT MATRIX

DSP18 & E2: Little Park Farm, Park Gate - 5.3ha site with capacity for c.18,300sqm B2/B8 employment

	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										
SA Objectives	1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.									Neutral		No		
	2	To conserve and enhance built and cultural heritage	None - site is mainly undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.										Neutral		No	
	3	To conserve and enhance the character of the landscape	Site is partially wooded with a small section subject to a TPO. Site is within the urban area, though mainly undeveloped at present, and sandwiched between the railway and M27.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Site layout should retain protected trees if possible. Tree belts at the site boundaries should be retained.	
	4	To promote accessibility and encourage travel by sustainable means	Site is close to both Swanwick railway station and M27, but has constrained access to the road network.		+	+	Ongoing	Operation	Regional	Medium	High	Moderate	Positive	Yes	Opportunities to enhance walking/cycling access to Swanwick station should be maximised. A Travel Plan would help to maximise use of sustainable modes and minimise reliance on the M27.	
	5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, loss of trees (which act as carbon sink, improve air quality and reduce urban heat) could lead to minor impacts, while proximity to M27 may encourage car use (see also Obj4).	-	-	-	Ongoing	Construction & Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).	
	6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution. However, site layout will need to take account of proximity to M27, a source of air and noise pollution.	-	-	-	Ongoing	Construction & Operation	Local	Negligible	High	Negligible	Negative	Yes	Site layout should avoid developing areas within highest noise/air pollution impact envelope. Buildings should be adequately insulated against sound.	
	7	To conserve and enhance biodiversity	No nature conservation sites on site or adjacent. Woodland and hedgerows (BAP habitats) on site are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats are known to be present in the area and could potentially roost on site).	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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.	
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	None - development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.										Neutral		No	
	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. Development is expected to meet a considerable proportion of the borough's B2/8 needs for the plan period, and is accessibly located (despite access constraints).	+	++	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	Yes	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No		
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.										Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP18 & E3: Kites Croft, Titchfield Common - 0.97ha site with capacity for c.3,500sqm B2/B8 employment

	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										
SA Objectives	1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.									Neutral		No		
	2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.										Neutral		No	
	3	To conserve and enhance the character of the landscape	None - site is outside of the urban area, but on the edge of it and is currently brownfield.											Neutral		No
	4	To promote accessibility and encourage travel by sustainable means	Site is on the edge of the urban area and not well served by public transport, but has good road access.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).	
	5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, proximity to A27 may encourage car use (see also Obj4).	-	-	-	Ongoing	Construction & Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).	
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An nearby waterway provides a surface water pathway to Solent & Soton Water SPA/Ramsar, and hence water pollution during remediation/construction is a risk.	--	-		Initial	Construction	Local / International	Low	Low	Negligible / Major	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water.	
	7	To conserve and enhance biodiversity	Site is adjacent to Bowling Green and Kites Croft SINC (which includes areas of ancient woodland and notable species) and Kite's Croft LNR (a linear woodland with ponds and meadows, which is locally important for scarce and rare species such as dormouse).	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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.	
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Site is classified as Grade 3 agricultural land and so development will lead to permanent losses. Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	No	Mitigation for loss of agricultural land not viable. BREEAM requirements and development management policies should adequately address other resource issues.	
	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. Development is expected to meet a proportion of the borough's B2/B8 needs for the plan period, and is reasonably accessibly located (despite access constraints).	+	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).	
	10	To create vital and viable new centres which complement existing centres	Site is outside the urban area and will not contribute to the vitality of centres.										Neutral		No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.										Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP18 & E4: Midpoint 27, Cartwright Drive - 1.84ha site with capacity for c.4,000sqm B2/B8 employment

	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										
SA Objectives	1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.									Neutral		No		
	2	To conserve and enhance built and cultural heritage	Site is undeveloped, adjacent to Titchfield Abbey conservation area, and c.300m from the scheduled monument and associated listed buildings, while buried assets may also be present. The site has relatively open views towards the Abbey despite an intervening woodland.	-	-	-	Ongoing	Construction & Operation	National	Low	Low	Moderate	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 uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).	
	3	To conserve and enhance the character of the landscape	A greenfield site within the urban area, but on the edge of it. Substantially wooded towards its south-west edge and with an open aspect towards the countryside and adjacent conservation area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing wooded parts of the site where possible. The most valuable trees should be retained, with additional tree planting towards the eastern site boundaries.	
	4	To promote accessibility and encourage travel by sustainable means	Site is on the edge of the urban area and not well served by public transport, but has good road access.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).	
	5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation. However, proximity to A27 may encourage car use (see also Obj4).	-	-	-	Ongoing	Construction & Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).	
	6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution.										Neutral		No	
	7	To conserve and enhance biodiversity	Site is adjacent to Carron Row SINC, which includes areas of ancient woodland, wetland and notable species, while deciduous woodland BAP habitat is present on site and adjacent.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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.	
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Site is classified as Grade 3 agricultural land and so development will lead to permanent losses. Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	No	Mitigation for loss of agricultural land not viable. BREEAM requirements and development management policies should adequately address other resource issues.	
	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. Development is expected to meet a proportion of the borough's B2/8 needs for the plan period, and is reasonably accessibly located (despite access constraints).	+	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).	
	10	To create vital and viable new centres which complement existing centres	Site is on the edge of an urban area and will not contribute to the vitality of centres.										Neutral		No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.										Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP18 & E5: The Walled Garden, Cams Hall - 1.66ha site with capacity for c.1,840sqm B1 employment (extant consent for 1,843sqm of B1)

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	None - the proposal has no residential element.									Neutral		No	
	2	To conserve and enhance built and cultural heritage	Site is surrounded by a Grade II listed wall, with a further nine Grade II and II* listed buildings to the north and east, and is within a Conservation Area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is undeveloped and outside of the urban area on land categorised as 'parkland and grounds', although there are other buildings and areas of parking nearby associated with Cams Hall and the golf club.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape character, and uses an appropriate selection of materials.
	4	To promote accessibility and encourage travel by sustainable means	Site is close to the road network and c.500m from Fareham Town Centre, but not particularly accessible by public transport.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Opportunities to enhance walking/cycling access to the town centre, and bus links, should be maximised.
	5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution.									Neutral		No	
	7	To conserve and enhance biodiversity	Bathinghouse Grove and Cams Coastline SINC includes ancient woodland, semi-natural coastal and estuarine habitats and notable species, and Cam Plantation SINC (which includes ancient woodland) are both nearby, while the site is adjacent to an important site for Brent geese and a site of uncertain importance for waders. Portsmouth Harbour SPA/Ramsar/SSSI is c.180m at its nearest extent and may be subject to construction noise.	--	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Site is classified as Grade 2 agricultural land and so development will lead to permanent losses. Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction/operation.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	No	Mitigation for loss of agricultural land not viable. BREEAM requirements and development management policies should adequately address other resource issues.
	9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local employment opportunities. Development is expected to meet a proportion of the borough's B1 needs for the plan period, but is not particularly accessible.	+	+	+	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Positive	Yes	Proposals should be encouraged to provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport & logistics).
	10	To create vital and viable new centres which complement existing centres	Site is outside the urban area and will not contribute to the vitality of centres.									Neutral		No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP26 & TC1: Civic Area - 3.35ha site with proposed uses including multi-storey parking, retail, hotel, care home, residential (c.75-90 dwellings), offices, parkland, and/or community facilities

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	The site is adjacent to the Osborn Road and Fareham High Street Conservation Areas, with 12 Listed Buildings immediately adjacent to its north and east boundaries, and several further Listed Buildings nearby. There are opportunities to improve the setting of these features, for example through replacement parking of high quality design, but also potential for impacts.	-/?	-/?	-/?	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. The site includes significant areas of parkland and trees; while there are opportunities to improve these and the quality of the built environment, there is also potential for impacts.	-/?	-/?	-/?	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	The most valuable trees should be retained, and opportunities to expand/enhance the area of parkland should be explored.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of parkland/tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is within c.290km of an AQMA and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	-	-	-	Ongoing	Construction & Operation	Local	Low	Low	Negligible	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats present and impacts to protected/notable species (e.g. bats, birds inc. peregrine) are possible. Site is c.360m from uncertain wader site F18, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Low	Low	Negligible / 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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 will lead to a continuation and possible expansion of current employment opportunities.	+	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	11	To create a healthy and safe community	Development will lead to an increase in accessible open space, cultural, leisure and community facilities available for public use, and may also include additional health facilities.		+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	

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

DETAILED ASSESSMENT MATRIX

DSP28 & TC2: Fareham Shopping Centre - c.3.23ha site with proposed uses including cafes/restaurants, pubs/bars, hotel, residential (quantum unknown), assembly/leisure, community facilities, professional services, retail and offices

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	Site could provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; affordable yield unknown as it depends on the final mix of uses.		+	+	Ongoing	Operation	Local	Low	Low	Negligible	Positive	No	
	2	To conserve and enhance built and cultural heritage	The site is adjacent to Fareham High Street Conservation Area, with two Listed Buildings immediately adjacent to its north and east boundaries, and several further Listed Buildings nearby. The setting of these features could be harmed by an unsuitable scale or form of development, for example through increased building heights.	-/?	-/?	-/?	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. Redevelopment could bring positive or negative effects depending on scale and form.		+/-	+/-	Ongoing	Operation	Local	Medium	Low	Minor	Positive	No	Design and Access Statement / Masterplan / Landscape and Visual Impact Assessment will need to demonstrate that proposed designs are commensurate with adjacent features and preserve/enhance important local views.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site could provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution; noise and dust are likely during construction. However, site is within c.160m of an AQMA and likely to make a contribution to road traffic.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A CEMP should be prepared to reduce and manage risk of construction impacts. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	Adverse effects to Portsmouth Hbr SSSI/SPA/Ramsar (c.275m south) through construction noise are unlikely; the site is separated from the SPA by the busy A27 and screened from it by a range of built structures. Site is previously developed with minimal vegetation but impacts to protected/notable species (e.g. bats) are possible. Site is c.250m from uncertain wader site F18, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Low	Low	Negligible / 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. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 will generate multiple employment opportunities.	+	+	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	11	To create a healthy and safe community	Development could lead to an increase in accessible cultural, leisure and community facilities available for public use.		+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	

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

DETAILED ASSESSMENT MATRIX

DSP27 & TC3: Market Quay - 1.48ha site with proposed uses including library, entertainment/arts, replacement parking, cafes/restaurants, pubs/bars, hotel, residential (c.30-60 dwellings), open space, assembly/leisure, retail and offices

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	The site is within c.45m of two Listed Buildings (both Grade II: The Crown Pub and United Reform Church) to the north. There are opportunities to improve the setting of these features through redevelopment of high quality design, but also potential for impacts.	-/?	-/?	-/?	Ongoing	Construction & Operation	Local	Low	Low	Negligible	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 uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. Redevelopment is likely to bring significant positive effects.		+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution; noise and dust are likely during construction. However, site is adjacent to an AQMA and likely to make a contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	Potential adverse effects to Portsmouth Hbr SSSI/SPA/ Ramsar (c.120m south) through construction noise, displacement and increasing visitor use, though somewhat separated by A27. Site is previously developed with minimal vegetation but impacts to protected/notable species (e.g. bats) are possible. Site is c.105m from uncertain water site F18, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 will generate multiple employment opportunities.	+	+	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	11	To create a healthy and safe community	Development will lead to an increase in accessible open space, cultural, leisure and community facilities available for public use.		+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	

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

DETAILED ASSESSMENT MATRIX

DSP30 & TC4: Fareham Station East - 1.6ha site with proposed uses including residential (up to 90 dwellings), offices, cafes/restaurants, pubs/bars, assembly/leisure, professional/financial, hotel

	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										
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No		
	2	To conserve and enhance built and cultural heritage	None - site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.									Neutral		No		
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. Redevelopment could bring positive or negative effects depending on scale and form.		+/-	+/-	Ongoing	Operation	Local	Medium	Low	Minor	Positive	No	Design and Access Statement / Masterplan / Landscape and Visual Impact Assessment will need to demonstrate that proposed designs are commensurate with adjacent features and preserve/enhance important local views.	
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No		
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).	
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27/railway. However, site is within c.900m of an AQMA and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation. A nearby waterway provides a surface water pathway to Portsmouth Hbr SPA/Ramsar via Gillies Saltmarsh SINC, albeit over some distance (c.1km), and hence water pollution during remediation/construction is a risk.	--	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).	
	7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, and limited semi-natural habitats present. But impacts to protected/notable species (e.g. bats) are possible. Site is c.300m from uncertain wader site F02, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Low	Low	Negligible / 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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.	
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.										Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No		
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No		
	11	To create a healthy and safe community	Development could lead to an increase in accessible leisure and community facilities available for public use.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No		

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

DETAILED ASSESSMENT MATRIX

DSP33 & MU1: Fareham College - 9.47ha site with capacity for 110 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site does not feature any known heritage assets, however, a Grade II* Listed Building (Bishopswood) is c.120m to the north east within a historic park&garden which abuts the site. Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). The setting of Bishopswood and its park&garden should be conserved or enhanced through high quality design, site layout and use of materials.
	3	To conserve and enhance the character of the landscape	Site is developed and within the urban area, however, large parts of the site are greenfield (sports pitches and tree belts) and an area TPO abuts the site to the north-east. Open space is to be retained but there is potential for some trees to be lost.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	The most valuable trees should be retained, as should the tree belts at the site boundaries, especially to the north-east, east and south.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good. Whilst there will be a loss of parking capacity as a result of development, the policy requires this to be addressed and promotes development of new pedestrian and cycle access to/through the open space.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is within c.1km of two AQMAs and likely to increase road traffic locally.	-	-	-	Ongoing	Construction & Operation	Local	Low	Low	Negligible	Negative	Yes	Sustainable transport measures (cycle parking, improved cycle/pedestrian access to/through the site) are required by the policy, together with an assessment of traffic impacts and a parking strategy.
	7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats are present. BAP woodland habitat is on site and adjacent at the east and north boundaries. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats and possibly reptiles). Four uncertain wader sites are nearby, including F26 (on site), F27 (c.50m), F25 (c.150m), F07 (c.370m) which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Medium	Low	Minor / Moderate	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

11	To create a healthy and safe community	Development will lead to an increase in accessible open space and sports facilities available for public use, and may also include provision for club house and changing facilities.		+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
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Key									
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:			Negative	Positive		
	Negative effect	-			Severe			Optimal	
	Positive effect	+			Major			Major	
	Major positive effect	++			Moderate			Moderate	
	Mixed effects	+/-			Minor			Minor	
	Neutral effect			Negligible			Negligible		

DETAILED ASSESSMENT MATRIX

DSP40 & H1: Croft House, Redlands Lane - 0.32ha site with capacity for 15 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, but may have been removed from site during earlier use.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area but features significant hedgerow and woodland along the north and west boundaries, while a group of TPO trees occurs just off-site to north east. No significant effects identified.									Neutral		Yes	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is within c.1km of two AQMAs and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	-	-	-	Ongoing	Construction & Operation	Local	Low	Low	Negligible	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats present. Site is adjacent to an area of BAP woodland habitat and impacts to protected/notable species (e.g. bats) are possible. Site is c.180m from uncertain wader site F26, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Low	Low	Negligible / 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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H4: Land between 335 and 357 Gosport Road - 0.23ha site with capacity for c.10 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 30% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.									Neutral		No	
	3	To conserve and enhance the character of the landscape	Site is undeveloped but has recently been cleared, and is within the urban area and surrounded by existing development. No significant effects identified.									Neutral		Yes	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. However, site is c.400m south of Gosport Road AQMA and likely to contribute to road traffic.	-	-	-	Ongoing	Operation	Local	Low	Low	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	Potential adverse effects to SSSI/SPA/ Ramsar through construction noise (but intervening buildings would reduce this) and increasing visitor use (see also pollution risk above). Site is adjacent to an area of BAP woodland habitat and impacts to protected/notable species are possible. Site is c.400m from uncertain Brent goose / wader site G13, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H5: Peters Road, Sarisbury - 8.95ha site with capacity for 230 dwellings (extant consent for 49 units)

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	None - site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.									Neutral		No	
	3	To conserve and enhance the character of the landscape	Site is substantially wooded with several area and individual TPOs, parts of which would be lost depending on site layout. Site is greenfield but within the urban area (within an area categorised as 'horticulture & small-holdings: small scale'), and so development would result in the loss of a green buffer at the edge of the urban area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the south.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. The site is adjacent to a watercourse running parallel to Lockswood Rd and, although there are no known contamination issues, development carries the risk of a pollution incident affecting the aquatic environment.	--	-		Initial	Construction	Local	Low	Low	Negligible	Negative	Yes	A CEMP should be prepared and implemented as part of development proposals.
	7	To conserve and enhance biodiversity	No nature conservation sites on site or adjacent. Woodland and hedgerows (BAP habitats) on site are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats are known to be present in the area and could potentially roost on site).	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Southern part of site is classified as Grade 1 agricultural land and so development will lead to permanent losses. Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	No	Mitigation for loss of agricultural land not viable.
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

DETAILED ASSESSMENT MATRIX

DSP40 & H7: Land at Fleet End Road, Warsash - 0.90ha site with capacity for c.10 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 30% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument), but the Grade II listed Jolly Farmer pub is off-site to the west, the setting of which could be affected. Data from local area suggests that prehistoric assets may be present, but may have been removed from site during earlier use.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is adjacent to an area TPO to the east, parts of which would be lost depending on site layout. Site is greenfield but within the urban area (adjacent to an area categorised as 'wooded valley'), and so development would result in the loss of a green buffer at the edge of the urban area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An adjacent (east) waterway provides a surface water pathway to Solent Maritime SAC / Solent & Soton Water SPA/Ramsar, and hence water pollution during remediation/construction is a risk.	--	-		Initial	Construction	Local / International	Low	Low	Negligible / Major	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SAC/SPA/Ramsar via surface water. Proposal will be required to contribute to SDMP; refer to HRA.
	7	To conserve and enhance biodiversity	Adjacent to Locks Heath SINC, designated for woodland BAP habitats which also extend onto the site and are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats, badgers, reptiles and possibly dormice).	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H8: Land off Church Road, Warsash - 0.90ha site with capacity for c.20 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that prehistoric assets may be present, but may have been removed from site during earlier use.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is substantially wooded (with an area TPO at the eastern end) parts of which would be lost depending on site layout. Site is greenfield but within the urban area (adjacent to an area categorised as 'wooded valley'), and so development would result in the loss of a green buffer at the edge of the urban area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An adjacent (east) waterway provides a surface water pathway to Solent Maritime SAC / Solent & Soton Water SPA/Ramsar, and hence water pollution during remediation/construction is a risk.	--	-		Initial	Construction	Local / International	Low	Low	Negligible / Major	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SAC/SPA/Ramsar via surface water. Proposal will be required to contribute to SDMP; refer to HRA.
	7	To conserve and enhance biodiversity	Adjacent to Warsash Common LNR and Land south of Dibles Road SINC, designated for woodland BAP habitats which also extend onto the site and are at risk of loss or increased stress. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, badgers, reptiles and possibly dormice).	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H9: Land r/o 399-417 Hunts Pond Road - 1.34ha site with capacity for 20 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is partially wooded (with both area & individual TPOs) parts of which would be lost depending on site layout. Site is greenfield but within the urban area (partially within an area categorised as 'wooded valley'), and so development would result in the loss of a green buffer at the edge of the urban area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Majority of site not subject to flood risk and is generally neutral in relation to adaptation, however Flood Zone 2/3 in east of site associated with Brownwich stream should be avoided.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	A sustainable Drainage Strategy will be required to demonstrate how surface and fluvial flood risk on site and surrounding area can be managed. Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, light and noise pollution. Site is potentially contaminated and will require investigation and possibly remediation. An adjacent (east) waterway provides a surface water pathway to Solent & Soton Water SPA/Ramsar, albeit over some distance (c.1.7km), and hence water pollution during remediation/construction is a risk.	--	-	-	Initial	Construction	Local / International	Low	Low	Negligible / Major	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water.
	7	To conserve and enhance biodiversity	Kites Croft LNR and The Wilderness SINC adjacent to the east and north, designated for woodland BAP habitats including ancient woodland which also extend onto the site and are at risk of loss or increased stress. These designated sites lead to further SINCs to the north and south. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, badgers, reptiles, dormice and possibly bats).	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Ancient woodland is irreplaceable and losses should be avoided. Loss of BAP habitats should also be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.				Ongoing					Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	



11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	
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Key									
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:			Negative	Positive		
	Negative effect	-		Severe			Optimal		
	Positive effect	+		Major			Major		
	Major positive effect	++		Moderate			Moderate		
	Mixed effects	+/-		Minor			Minor		
	Neutral effect			Negligible			Negligible		

DETAILED ASSESSMENT MATRIX

DSP40 & H11: Land at Heath Road, Locks Heath - 2.98ha site with capacity for 70 dwellings, and possibly district centre uses to north of site

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is substantially wooded (with several area TPOs) parts of which would be lost depending on site layout. Site is greenfield but within the urban area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the wooded character of the site, and tree belts at the site boundaries, especially to the east and south.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is potentially contaminated and will require investigation and possibly remediation.	-	-		Initial	Construction	Local	Low	Low	Negligible	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants.
	7	To conserve and enhance biodiversity	No designated sites on site or adjacent, but the site consists entirely of semi-natural habitat, most of which is lowland mixed deciduous woodland BAP habitat and area TPO. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, badgers, reptiles, and possibly dormice and bats).	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Loss of BAP habitats should be avoided. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. 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. Long-term biodiversity loss may not be avoidable; opportunities to consider biodiversity offsetting should be explored. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H12: Land at Stubbington Lane, Stubbington - 0.39ha site with capacity for c.10 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 30% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is undeveloped but is within the urban area and surrounded on most sides by existing development. No significant effects identified.									Neutral		Yes	Site layout should retain hedgerow to southern boundary if possible.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is potentially contaminated and will require investigation and possibly remediation.	-	-	-	Initial	Construction	Local	Low	Low	Negligible	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants.
	7	To conserve and enhance biodiversity	No designated sites on site or adjacent, but the site consists entirely of semi-natural habitat including hedgerow which links to off-site woodland BAP habitat. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. botanical species, reptiles and possibly bats). Site is c.170m from uncertain wader site F82, c.140m from uncertain wader site F36 and c.20m from uncertain wader site F13, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Low	Low	Negligible / 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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H13: Land at Sea Lane, Stubbington - 0.25ha site with capacity for c.5 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing: site likely to yield 30% affordable units or financial contribution.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument). Data from local area suggests that archaeological remains may be present, which would need to be established/mitigated prior to development.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is undeveloped but is within the urban area and surrounded on most sides by existing development. No significant effects identified.									Neutral		Yes	Site layout should retain hedgerows and trees to boundaries if possible.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is good.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. However, site is potentially contaminated and will require investigation and possibly remediation.	-	-		Initial	Construction	Local	Low	Low	Negligible	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants.
	7	To conserve and enhance biodiversity	No designated sites on site or adjacent, but the site consists entirely of semi-natural habitat including hedgerow. A variety of flora and fauna are likely to be present on site, or utilise it from time to time, some of which may be protected or otherwise notable (e.g. bats). Site is c.100m from uncertain wader site F82, c.220m from uncertain wader site F36 and c.20m from uncertain wader site F13, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Low	Low	Negligible / 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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP: refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DSP40 & H14: Maytree Road - 0.36ha with capacity for 20 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	None - site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.									Neutral		No	
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area but features a tree line along the southern boundary to Western Way. No significant effects identified.									Neutral		Yes	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27. However, site is within c.700m of two AQMAs and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation.	-	-	-	Ongoing	Construction & Operation	Local	Low	Low	Negligible	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilising contaminants. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	Site is of low ecological value with few semi-natural habitats present. Gillies Woodland SINC is c.55m south on other side of Western Way and unlikely to be affected. Site is c.130m from uncertain wader site F02, which may be subject to increased recreational impacts as a result of residential development.		-	-	Intermittent	Operation	Regional	Low	Low	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H15: Land r/o Red Lion Hotel, East Street and Bath Lane - 0.79ha site with capacity for c.50-55 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is partially within Fareham High St Conservation Area which includes a several listed buildings, the closest of which is the Red Lion Hotel (Grade II).	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area but features significant hedgerow and woodland along the north, east and south-east boundaries, and is within a Conservation Area.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	Site layout should retain good quality trees if possible, particularly those to the site boundaries.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27. However, site is within c.240m of an AQMA and likely to make minor contribution to road traffic.	-	-	-	Ongoing	Construction & Operation	Local	Low	Low	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	Potential adverse effects to Portsmouth Hbr SSSI/SPA/ Ramsar (c.140m south) through construction noise, displacement and increasing visitor use, though somewhat separated by A27. Areas of semi-natural habitat are present on site and impacts to protected/notable species (e.g. bats) are possible. Wallington Way SINC (c.340m north-east) is unlikely to be affected. Site is c.55m from uncertain wader site F18, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Demolition/construction works should be carried out when overwintering birds are absent (Apr-Sep) if necessary. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP40 & H16: Fareham Station West - 1.05ha site with capacity for 30 flats and 80 extra care units, or 75 flats

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	Site will provide dwellings in accordance with CS15,16&17 regarding sustainability and design, and CS18 on affordable housing; site likely to yield 40% affordable units.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	None - site is previously developed and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument) though buried assets may be present.									Neutral		No	
	3	To conserve and enhance the character of the landscape	Site is previously developed and within the urban area. South-west of site features significant trees with an area TPO, with further area TPO at the western boundary, parts of which would be lost depending on site layout.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Site layout should seek to avoid developing parts of the site subject to TPO where possible. The most valuable trees should be retained, as should the tree belts at the site boundaries, especially to the west.
	4	To promote accessibility and encourage travel by sustainable means	Proposal is an appropriate use of land within the urban area and site accessibility is high.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To minimise carbon emissions and promote adaptation to climate change	Site will provide dwellings in accordance with CS15&16 regarding sustainability, and unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Areas of tree cover (carbon sink, urban cooling) should be retained where possible. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase light and noise pollution, but may be subject to noise from A27/railway. However, site is within c.900m of an AQMA and likely to make minor contribution to road traffic. Site is potentially contaminated and will require investigation and possibly remediation. A nearby waterway provides a surface water pathway to Portsmouth Hbr SPA/Ramsar via Gillies Saltmarsh SINC, albeit over some distance (c.1km), and hence water pollution during remediation/construction is a risk.	--	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to reduce and manage risk of mobilised contaminants entering SPA/Ramsar via surface water. Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport).
	7	To conserve and enhance biodiversity	No designated sites on site or in vicinity, but semi-natural habitats present. Site is adjacent to an area of BAP woodland habitat and impacts to protected/notable species (e.g. bats, reptiles and perhaps dormouse) are possible. Site is c.300m from uncertain wader site F26, which may be subject to increased recreational impacts as a result of residential development.	--	-	-	Ongoing	Construction & Operation	Local / Regional	Low	Low	Negligible / 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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar. Proposal will be required to contribute to SDMP; refer to HRA.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development will be expected to meet requirements of CS15&16 regarding sustainability, and unlikely to lead to significant resource consumption.									Neutral		No	
	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 neutral.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	11	To create a healthy and safe community	None - the proposal has no health, sports, recreation, education, leisure, community or cultural elements.									Neutral		No	

DETAILED ASSESSMENT MATRIX

DSP47 & GT1: The Retreat, Newgate Lane - 0.26ha site with capacity for 4 permanent gypsy & traveller pitches (including the 2 existing pitches)

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	The proposal will provide two additional permanent pitches to help meet needs assessed at the County scale		+	+	Ongoing	Operation	Regional	Medium	Medium	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	Site is opposite Carriston Cottage Grade II Listed Building, the setting of which may be adversely affected by the proposal depending on the design and layout.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	The setting of Carriston Cottage should be conserved or enhanced through high quality design, site layout and use of materials.
	3	To conserve and enhance the character of the landscape	Site is within the countryside and a strategic gap between Gosport and Titchfield, and Lee-on-the-Solent and Fareham, within an area classified as 'parkland and grounds'. However, the wider area is characterised by strong tree lines and hedges, which would effectively screen development from external views. No significant effects identified.									Neutral		No	
	4	To promote accessibility and encourage travel by sustainable means	Site is not well located in terms of accessibility to schools, health or community services, or public transport.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	Mitigation at this location is not viable.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposal is unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.									Neutral		Yes	Design should consider use of renewable energy (e.g. solar thermal/PV, ground source heat, etc.).
	6	To minimise air, water, light and noise pollution	Unlikely to significantly increase air, water, light and noise pollution. No significant effects identified.									Neutral		No	
	7	To conserve and enhance biodiversity	Site is predominantly undeveloped, with significant tree belts and hedgerow to the boundaries. Protected and notable species may be present (e.g. botanical species, reptiles and bats). Site is no further than 200m in any direction from an uncertain wader site - F12, F15, F17P and F17Q are all close to the allocation.	-	-	-	Ongoing	Construction & Operation	Local / Regional	Medium	Low	Minor / Moderate	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. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development is unlikely to lead to significant resource consumption.									Neutral		No	
	9	To strengthen the local economy and provide accessible jobs available to residents of the borough	No significant effects identified.									Neutral		No	
	10	To create vital and viable new centres which complement existing centres	No significant effects identified.									Neutral		No	
	11	To create a healthy and safe community	No significant effects identified.									Neutral		No	

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

DETAILED ASSESSMENT MATRIX

DSP54: New Moorings - piled and buoyed moorings to be directed outside of Mooring Restriction Areas; replacement/relocation within MRAs only when no alternatives exist, and appearance/navigation improvements are made

	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									
SA Objectives	1	To provide good quality and sustainable housing for all	No effects identified.									Neutral		No	
	2	To conserve and enhance built and cultural heritage	Possibility that new/replacement moorings in the Hamble could negatively affect the protected wreck site of the Grace Dieu, a large clinker-built carrack which burnt in the River Hamble in 1439 after being struck by lightning.	-	-	-	Ongoing	Construction & Operation	National	Low	Low	Moderate	Negative	Yes	The wreck site is nr Lower Swanick; proposals in this area will need to take account of the wreck in the siting, design and method of construction.
	3	To conserve and enhance the character of the landscape	The proposal is intended to improve visual amenity in the MRAs; positive effects anticipated.	+	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	No	
	4	To promote accessibility and encourage travel by sustainable means	No effects identified.									Neutral		No	
	5	To minimise carbon emissions and promote adaptation to climate change	No effects identified.									Neutral		No	
	6	To minimise air, water, light and noise pollution	New/replacement moorings could lead to pollution of the aquatic/marine environment both during construction (increased turbidity, pollution incident) and operation (ballast/other discharges, pollution incident). Most sites are likely to be within, adjacent to or hydrologically connected with one or more SSSI/SAC/SPA/Ramsar.	-	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	Negative	Yes	Policy wording / supporting text should be amended to identify location of, and potential risks to, designated sites (NOTE: THIS HAS NOW BEEN LARGELY INCORPORATED). Proposals should be required to demonstrate suitable site selection, designs and construction methods (including pollution prevention measures) to avoid/reduce risk of impacts to designated sites.
	7	To conserve and enhance biodiversity	Proposals could lead to habitat loss and disturbance/displacement of protected species (during both construction and operation), in addition to pollution risks identified above. Most sites are likely to be within or adjacent to one or more SSSI/SAC/SPA/Ramsar.	-	-	-	Ongoing	Construction & Operation	Local / International	Low	Low	Negligible / Major	Negative	Yes	Policy wording / supporting text should be amended to identify location of, and potential risks to, designated sites (NOTE: THIS HAS NOW BEEN LARGELY INCORPORATED). Proposals should be required to demonstrate suitable site selection, designs and construction methods (e.g. vibro-piling) to avoid/reduce risk of impacts to designated sites/features.
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	No effects identified.									Neutral		No	
	9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Minor indirect economic benefits possible as a result of continued/increased tourism/recreational activity.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	10	To create vital and viable new centres which complement existing centres	No effects identified.									Neutral		No	
	11	To create a healthy and safe community	Minor indirect health benefits possible as a result of continued/increased sporting/recreational activity.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

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



Urban Edge Environmental Consulting Ltd

Unit 5 | Westergate Business Centre | Brighton | BN2 4QN

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  [@UrbanEdgeEnviro](https://twitter.com/UrbanEdgeEnviro)

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Urban Edge Environmental Consulting Ltd

Unit 5 | Westergate Business Centre | Brighton | BN2 4QN

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  @UrbanEdgeEnviro

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