

# Technical Note

---

<b>Project</b>	SA/SEA and HRA for the Welborne Plan	<b>Date</b>	June 2014
<b>Note</b>	Addendum	<b>Ref</b>	UE-0115
<b>Author</b>	NP	<b>Page</b>	1 of 9

---

## 1. Introduction

This technical note forms an Addendum to the combined Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), and Habitats Regulations Assessment (HRA), for the Fareham Borough Local Plan Part 3: The Welborne Plan. Readers of this note are referred to the following documents for more detailed information about the assessment processes, and which support the information contained in this note:

- ▶ The Publication Draft Welborne Plan (February 2014):
  - [http://www.fareham.gov.uk/PDF/planning/new\\_community/Publication-Welborne-Plan-Combined.pdf](http://www.fareham.gov.uk/PDF/planning/new_community/Publication-Welborne-Plan-Combined.pdf)
- ▶ The Sustainability Report for the Publication Draft Welborne Plan (January 2014):
  - [http://www.fareham.gov.uk/PDF/planning/new\\_community/Publication-Welborne-SA-Combined.pdf](http://www.fareham.gov.uk/PDF/planning/new_community/Publication-Welborne-SA-Combined.pdf)
- ▶ The Habitats Regulations Assessment Report for the Publication Draft Welborne Plan (January 2014):
  - [http://www.fareham.gov.uk/PDF/planning/new\\_community/Final-HRA-Report.pdf](http://www.fareham.gov.uk/PDF/planning/new_community/Final-HRA-Report.pdf)

The purpose of the Addendum is to provide the information necessary under the SA/SEA and HRA to accompany a targeted, single-issue consultation on a proposed amendment to the Publication Draft Welborne Plan, prior to its Examination in Public.

## 2. Background

The Welborne Plan contains a proposal (primarily set out in Policy WEL16) for a secondary school on the borough boundary, with the school playing fields lying in the Winchester City Council area on land to the south of Knowle (known as the "Knowle triangle"). The location of the school is set out in the Policies Map for the Plan, and the layout of the school including playing fields in Winchester is set out in the Strategic Framework Diagram – both are in appendix B to the Welborne Plan.

Following representations on the Publication Draft plan, the following key responses were received:

- ▶ Site promoters – object to current location as playing fields located upon third party land, within another authority area, raising delivery issues, as well as other masterplanning benefits of moving to a different location.
- ▶ Winchester City Council – object to identification of land within Winchester as school playing fields – the whole school should be accommodated within the built-up part of Welborne.
- ▶ Hampshire County Council (as Education Authority) – content that identified location can satisfactorily accommodate a secondary school.
- ▶ Welborne Standing Conference – suggests that the Plan recognises an alternative location for the secondary school close to the District Centre.

The location of the secondary school is of key importance to the delivery of a sustainable new community and it is anticipated that this matter will be the subject of detailed consideration by the Inspector at the forthcoming Examination into the Welborne Plan.

It should be recognised that the location to the south of Knowle, and the alternative location adjacent to the district centre offer various advantages and disadvantages. The exact way in which the school may be delivered will be addressed in the developer masterplan which supports their planning application. At present, the Knowle area is still the Council's preferred option for locating the school, however, it is essential that the Welborne Plan clearly demonstrates an alternative to maximise flexibility within the Plan.

Therefore the proposal is for the Plan, Policies Map and Strategic Framework Diagram to be amended, and for this single focused change to the Plan to be the subject of a consultation period, the results of which will be passed to the Inspector charged with Examining the Welborne Plan.

### 3. Rationale for Selection of Previously Preferred Option within Publication Draft Plan

Five different secondary school site options were considered during development of the draft plan. These are summarised below, together with the reasons each option was previously rejected or preferred:

1. East of Funtley, adjacent to M27

REJECTED: Noise and air pollution constraints; outcome of public consultation on options

2. East of A32 adjacent to M27

REJECTED: Noise and air pollution constraints; difficult to achieve safe, sustainable access from west

3. East of A32 north of Boundary Oak School

REJECTED: Difficult to achieve safe, sustainable access from west; little support through consultation on Draft Plan; land may not be available in time for school to open in 2026

4. Adjacent to district centre (suggested during consultation on Draft Plan)

REJECTED: Unviable; reduced level of housing in this area reduces viability of centre

5. Adjacent to Knowle Triangle

PREFERRED: Not constrained by M27; few objections; relatively sustainably located; provision of playing fields in Knowle Triangle maintains housing capacity of site without having to increase the average housing density

#### 4. Details of Newly Proposed Secondary School Site Option

The Welborne Policies Map and Strategic Framework Diagram (see Annexes 1 and 2, respectively) have been updated to show both the originally preferred location for the secondary school, and the newly proposed alternative option next to the District Centre. Proposed amendments to the policy wording for WEL16 are shown below (proposed changes in blue, new text underlined, ~~deleted text struck through~~).

##### **WEL16: Secondary School Provision**

One minimum 7 form entry secondary school shall be provided on a site of at least 9 hectares to serve the new community.

~~at the broad location in the west of Welborne as indicated on the Fareham Policies Map and on Appendix B.3 of this plan.~~

The school shall be phased to enable an initial intake of pupils by the end of Main Phase 3, or as agreed with the Council. In the period prior to the first intake at the Welborne School, site promoters shall work positively with Hampshire County Council to ensure that the capacity at surrounding schools is sufficient to meet the needs of Welborne, including contributing to the delivery of temporary additional capacity, where required by the Welborne development.

The Council's preferred location for the school is in to the west of Welborne. If that a site in this location is undeliverable, then proposals for an alternative location nearer the district centre will be acceptable. Both broad locations are indicated on the Fareham Policies Map and on Appendix B.3 of this plan

The secondary school site shall be:

- i. ~~Large enough to enable appropriate landscaping to minimise the visual impact of the school into the Knowle Triangle and Knowle itself~~Designed and laid out in a sympathetic manner taking into account surrounding uses and constraints;
- ii. Well and safely connected to new and existing pedestrian and cycle routes, including to Welborne's green corridor network;
- iii. Provided with or in very close proximity to bus stops for conventional bus services and for BRT;
- iv. Be transferred by the developers to Hampshire County Council or to the relevant education provider at the time agreed with the Council and in a form consistent with the relevant site transfer requirements.

~~Detailed proposals for the school's layout shall ensure that all of the school buildings can be accommodated within the plan boundary. The intended uses within Knowle Triangle shall be consistent with the role of that land as a settlement gap between Welborne and Knowle, as set out within Winchester City Council's Local Plan Part 1.~~

#### 5. Detailed Assessment Findings for Newly Proposed Secondary School Site Option

Table 1 below presents a summary of detailed assessment findings for locating the secondary school adjacent to the District Centre.

**Table 1: Summary of detailed assessment findings for an alternative secondary school location immediately north of the District Centre**

SA Objective	Predicted Effect	Significance	Supporting Comments / Proposed Mitigation
1. To provide good quality and sustainable housing for all.	No significant effects.	Neutral	The proposal seeks to deliver secondary school provision for the new community.
2. To conserve and enhance built and cultural heritage.	No significant effects. The proposed school site is not located close to designated historic environment sites.	Neutral	The proposed secondary school site would be some distance from both Dean Farmhouse and the Neolithic longbarrow.
3. To conserve and enhance the character of the landscape.	No significant effects. Located west of the A32, the proposed school would be located in an area which has lower landscape sensitivity than the east of study area.	Neutral	Locating the school in the west of the plan area was noted in the SA Report as potentially contributing to increased suburbanisation as a result of formal sports provision in the Knowle Triangle. A centrally located school site would not have these associated risks.
4. To promote accessibility and encourage travel by sustainable means.	A centrally located school would be highly accessible, being well connected to new and existing pedestrian and cycle routes, provided with bus stops and in close proximity to the BRT route.	Moderate	This will encourage the use of sustainable modes of transport, discouraging car use and promoting mixed use development with good accessibility and which limits the need to travel.
5. To minimise carbon emissions at the new community and promote adaptation to climate change.	A centrally located school would be highly accessible and encourage the use of sustainable transport modes.	Minor	This will support actions to minimise the carbon emissions of the new community as a result of school-related journeys.
6. To minimise air, water, light and noise pollution affecting the new community.	A centrally located school would be highly accessible and encourage the use of sustainable transport modes.	Minor	This will support actions to minimise the air pollution emissions of the new community as a result of school-related journeys (including nitrogen dioxide and particulates).

SA Objective	Predicted Effect	Significance	Supporting Comments / Proposed Mitigation
7. To conserve and enhance biodiversity.	No significant effects.	Neutral	The biodiversity and green infrastructure policies will help support opportunities for maximising the biodiversity value of the school site.
8. To conserve and manage natural resources (water, land, minerals, agricultural land, materials).	No significant effects.	Neutral	-
9. To strengthen the local economy and provide accessible jobs available to residents of the new community.	No significant effects.	Neutral	-
10. To create vital and viable new centres which complement existing centres	Locating the school adjacent to the District Centre is an accessible location, but would reduce the amount of housing that could be delivered close to the centre, with negative effects on the viability of the centre. It would also leave an undeveloped gap close to the centre until the school is required later in the build-out.	Minor	Locating the school in a central location but not immediately adjacent to the District Centre may help to preserve the viability of the centre.
11. To create a healthy and safe new community	The new secondary school would be well connected to new and existing pedestrian and cycle routes and green corridors.	Minor	This will support health and wellbeing by promoting more active modes of travel to school.

## **6. Influence of the Newly Proposed Site on Overall Effects of the Plan (including Cumulative Effects)**

It is not considered that the newly proposed secondary school site would fundamentally change the overall assessment of the Publication Draft Welborne Plan against the SA Objectives, as reported in the Sustainability Report (January 2014). It is not considered that the new site option would significantly change the cumulative effects of the Plan.

## **7. Influence of the Newly Proposed Site on the Habitats Regulations Assessment**

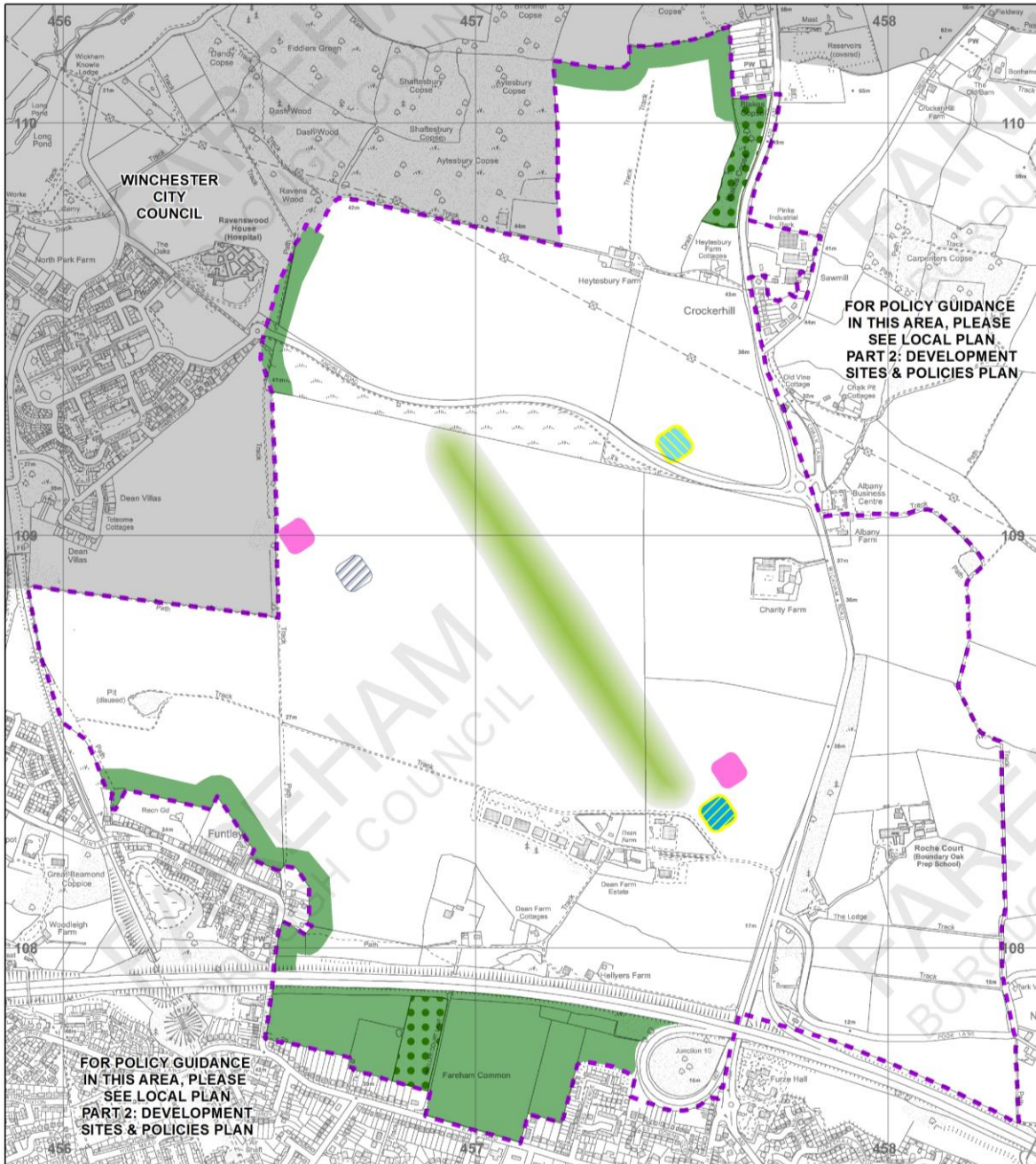
It is not considered that the newly proposed secondary school site would significantly change the overall assessment of the Publication Draft Welborne Plan against the Conservation Objectives of Special Areas of Conservation, Special Protection Areas, or Ramsar sites, as reported in the HRA Report (January 2014). The school will be of the same size and with an equivalent catchment area whether it comes forward in the west of the plan area or at the District Centre. Locating the school centrally would theoretically increase the amount of land that could be given over to use as Suitable Accessible Natural Greenspace in the Knowle Triangle area, although the final quantum and layout of such uses will depend on land assembly issues be determined through future masterplanning for the site.

## **8. Next Steps**

Following consultation on the proposed single-issue amendments, the revised policy wording for WEL16 will be submitted to the Inspector for consideration during the Examination in Public, together with the revised Policies Map and Strategic Framework Diagram, this Addendum and representations received during the consultation.



# Annex 1: Revised Welborne Policies Map



**LEGEND**

- WELBORNE POLICY BOUNDARY (CS13, WEL1-4, WEL6-43)
- SITES OF IMPORTANCE FOR NATURE CONSERVATION (CS4)
- WELBORNE SECONDARY SCHOOL POTENTIAL APPROXIMATE LOCATIONS (WEL16)
- WELBORNE SETTLEMENT BUFFERS (WEL5)
- WELBORNE CENTRAL PARK APPROXIMATE LOCATION (WEL29)
- WELBORNE LOCAL CENTRE APPROXIMATE LOCATION (WEL11)
- WELBORNE DISTRICT CENTRE APPROXIMATE LOCATION (WEL10)
- WELBORNE COMMUNITY HUB APPROXIMATE LOCATION (WEL12)

1:10,000



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014  
Scale 1:10,000

## **Annex 2: Revised Welborne Strategic Framework Diagram**

Please see insert.



