

Winchester Local Development Framework Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)

Sustainability Appraisal of Core Strategy Issues and Options

April 2008 (Final)

prepared by

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DRAFT SA OF WINCHESTER CORE STRATEGY ISSUES AND OPTIONS

Key:

DG	Development actively encouraged as it would resolve an existing sustainability problem
LG	No Sustainability constraints and development acceptable
B	Neutral effect
Y	Potential sustainability issues; mitigation and /or negotiation possible
O	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
R	Absolute sustainability constraints to development
?	Unknown/ uncertain effect
N/A	Where SA objectives are not applicable to the Option/ policy being assessed

Winchester Town

1. Potential Broad Strategic Allocations for Winchester Town	
<p>Option 1 Planned boundaries option: To remain within its current planned limits - this includes existing sites with planning permission for development and sites reserved for future use through the adopted Local Plan.</p>	<p>Option 2 Step change option: To raise the profile of the town through a step change in growth – to include large scale new development incorporating land to the north of the town as suggested by the South East Plan Panel, and other sites as appropriate.</p>
<ul style="list-style-type: none"> ▪ The development and growth opportunities would be limited and require other larger settlements nearby to meet some development requirements, enabling these settlements to develop into more sustainable centres or as specialist locations. 	<ul style="list-style-type: none"> ▪ Winchester would reinforce its position as the main and most sustainable settlement within the District, being the focus for development requirements in the non-PUSH part of the District.
<ul style="list-style-type: none"> ▪ Winchester would aim to conserve its special character and to limit expansion to within its currently planned boundaries (i.e. to include land allocated or reserved under the existing adopted Local Plan policy), including the major development area at Barton Farm and the local reserve sites at Pitt Manor and land at Worthy Road/Francis Gardens. 	<ul style="list-style-type: none"> ▪ Major housing provision to increase the resident workforce to exceed the number of new jobs created. This would include the land reserved at Barton Farm and potentially either more land in this location or other large development sites to the west, south west or south of the Town.
<ul style="list-style-type: none"> ▪ The limited development capacity and potential for new sites to come forward would require all new housing developments to make an affordable housing contribution whether this be on-site or through financial contributions. ▪ The percentage of affordable housing to be delivered on-site would require 40% as a minimum with a tenure split to be 25% social rented and 15% intermediate. 	<ul style="list-style-type: none"> ▪ An emphasis on large Greenfield urban extensions, maximising affordable housing provision to be at least 40% on-site provision (25 % social rented and 15% intermediate). ▪ To ensure that other residential sites also made a contribution to the affordable housing requirement the site threshold for on-site provision would be reduced to 5 units and the 40% requirement applied as set out above.

<ul style="list-style-type: none"> ▪ With less opportunities available for delivering affordable housing – affordable housing contributions would also need to be sought from non-housing developments. 	
<ul style="list-style-type: none"> ▪ The capacity of the urban area to accommodate growth would require all opportunities for development to maximise the amount of housing delivered. The density target would be a minimum of 40 dwellings per hectare, to avoid the release of additional greenfield sites. ▪ The limited amount of sites will require development to maximise the use of brownfield land including the use of car parks and buildings no longer required for commercial purposes where this does not conflict with the aim of providing sites for employment purposes. 	<ul style="list-style-type: none"> ▪ Larger developments are less constrained and will be able to design and deliver densities of over 40 dwellings per hectare, with 40 dph as an average ▪ This will allow for a corresponding emphasis on retaining the character of the existing built-up area although the national minimum target of 30 dwellings per hectare still applies.
<ul style="list-style-type: none"> ▪ Due to a reliance on relatively small sites coming forward for development there will be less opportunities for on-site renewable energy schemes and other ‘green’ initiatives and a reliance on financial contributions to initiate renewable energy schemes through other mechanisms. 	<ul style="list-style-type: none"> ▪ Large scale planned development to maximise the use of best practice in sustainable design and construction to ensure these developments fully utilise the technologies for on-site renewable energy and other green initiatives and become exemplar sites in the District.
<ul style="list-style-type: none"> ▪ Retail and leisure uses would be accommodated in the town centre and, if there is inadequate capacity, development would need to be allocated on sites outside the town centre e.g. local centres or on industrial sites in Winchester or in larger nearby settlements. 	<ul style="list-style-type: none"> ▪ Provision for new retail and leisure uses, if possible in the town centre or otherwise within the planned urban extensions.
<ul style="list-style-type: none"> ▪ Provision for economic growth would be managed and aimed at meeting the needs of local businesses and promoting ‘smart growth’ so as not to exacerbate commuting or housing pressures. ▪ Promotion of the evening economy to enable businesses and cultural activities to be more widely available for a longer period. ▪ Commuting levels may remain high, with the lack of new homes for the existing workforce. 	<ul style="list-style-type: none"> ▪ Provision for economic growth through more intensive development within the town centre or a business/knowledge park on a greenfield site. ▪ Measures to re-focus the town’s employment structure away from lower paid sectors (such as local government, health, administration) towards higher paid jobs in sectors such as the creative and knowledge based industries. ▪ Promotion of the evening economy to enable businesses and cultural activities to be more widely available for a longer period and to support the increase in creative and knowledge based

	<ul style="list-style-type: none"> businesses. This level of development may start to address the commuting issues within the town, if the jobs are of the right type and the resident workforce is increased.
<ul style="list-style-type: none"> Sustainable transport policies, and use of public transport would be promoted and, as opportunities arose, park and ride would be expanded, some car parks would be redeveloped, and sustainable transport solutions would be encouraged. Limited potential to encourage road space in the city centre to be given up to wider footpaths and cycle lanes, as alternative forms of transport may not be so readily available. Promotion of car free developments close to the city centre where good public transport accessibility exists. 	<ul style="list-style-type: none"> Provision of park and ride in conjunction with development on most remaining radial roads, closure of some town centre car parks and reorientation of provision towards short-stay, with developer contributions providing for sustainable transport solutions and a largely traffic-free town centre. Promotion of car free developments close to the city centre where good public transport accessibility exists. Opportunity to relinquish some road space to create shared surfaces where all users have equal access.
<ul style="list-style-type: none"> Sports, recreational and cultural facilities will need to be provided in line with new development but opportunities for wider provision will be limited by the size of sites coming forward and there will be an emphasis on retaining and implementing existing open space allocations. 	<ul style="list-style-type: none"> Large urban extensions will be able to be planned with open space, both formal and informal provision, including sports and cultural facilities to the benefit of the new and existing communities. Wider benefits may also be delivered through the creation of a new country park.

SA Objectives		Option 1 Planned boundaries option: To remain within its current planned limits - this includes existing sites with planning permission for development and sites reserved for future use through the adopted Local Plan.	Option 2 Step change option: To raise the profile of the town through a step change in growth – to include large scale new development incorporating land to the north of the town as suggested by the South East Plan Panel, and other sites as appropriate.		
1	Building Communities	The planned boundaries option supports SA objectives to integrate new and existing communities, by encouraging new development proximal to established residential/ commercial areas. However, this option has limited areas for growth within Winchester and this reduces the ability of development to meet the identified wide range of housing needs.	Y	This option progresses the core element of the SA objective seeking to promote diversity for communities and deliver a range of housing needs. Opportunities to provide new facilities for social interaction are also supported by this option.	LG
2	Infrastructure (including Green Infrastructure)	This option provides less opportunity to deliver community facilities and wider infrastructure needs (health, roads, schools etc) as well as green infrastructure to support both	Y	This option provides clear progression for SA objectives to provide facilities for communities for health, recreational and social benefit.	LG

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		existing and new communities, given the space restrictions of working within planned boundaries. It may also be difficult to maintain and provide green spaces where pressures exist to deliver high density development which runs counter to the objectives of PPG17. However, the		This option should also reduce development pressures on valuable green spaces within the urban envelope. (analysis of natural greenspace South East, Natural England, 2007)	
3	Housing	This option is strong on affordable housing % criteria but the volume of housing is limited by space restrictions. It is also more difficult to provide a strong mix of housing (size, type, density) where spatial issues exist and there are restrictions based on existing build and character. Accommodating growth centrally close to existing developments and within planned boundaries, addresses the identified issue of unsustainable commuting patterns within and around Winchester.	Y	The option progresses the SA objective on housing by seeking to maximise affordable housing provision and deliver an appropriate mix of dwelling size and type(in line with PPS3 on Housing). It also outlines an approach of sympathetic accommodation of housing growth in a sustainable location in line with the South East Regional Housing Strategy, 2005/06.	LG
4	Economy and Employment	This option potentially supports the reduction of in-commuting through the co-location of jobs and homes however, it is less likely to accommodate the volume of housing necessary to balance employment/ housing growth needs.	Y	The option provides for commercial growth alongside housing which progresses this SA objective's aim to reduce unsustainable commuting patterns and provide a greater diversity of jobs.	LG
5	Transport	This option provides opportunities to support SA objectives for close work/ home linkages and development that is accessible from the city centre – reducing car based travel (The South East Plan puts strong focus on non-car travel). There is less potential to support SA objectives that aim to enhance walking and cycling opportunities.	Y	New development as proposed by the step change options provides a opportunity to deliver a holistic solution for transport e.g. cycle lanes between settlements, park and ride to reduce the impact of the car on the city centre.	LG
6	Health	This option places greater reliance on extant infrastructure and provides less opportunity for new facilities. New design that is close to the city centre provides good opportunities to promote walking/ sustainable modes of travel.	B	New community and cultural facilities are supported by this option and there are clear opportunities to improve accessibility and physical activity through design.	B
7	Water	All new build as specified through this option has the potential to incorporate water efficiency and saving	LG	All new build as specified through this option has the potential to incorporate water efficiency and saving	LG

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		measures.		measures.	
8	Waste	All new development has the potential to incorporate best practice in sustainable waste management although space for waste management facilities and the incorporation of home waste management systems (e.g. composting) is reduced where densities are higher. (PPS10)	B	All new development has the potential to incorporate best practice in sustainable waste management – this option's large greenfield urban extensions provides opportunities for economies of scale and the establishment of a sustainable waste infrastructure.	LG
9	Climate Change	Small scale developments can incorporate renewables usage and energy efficiency measures however there is substantially less opportunity to benefit from the economies of scale afforded by larger new/ integrated developments.	Y	This option seeks to promote the use of on site renewables and energy saving measures – provides direct support to this SA objective and addresses wider aims and objectives set out in Winchester's climate change strategy (Live for the Future – talking Climate Change, 2007).	LG
10	Sustainable Construction	This option supports SA objectives aimed at seeking high density development. All new development has the potential to incorporate sustainable design.	LG	This option supports SA objectives aimed at seeking high density development. All new development has the potential to incorporate sustainable design.	LG
11	Biodiversity	Focusing growth on allocated sites which are within the urban envelope prevents encroachments into Greenfield and provides protection for rural spaces. However, open spaces may be at risk from greater development and the dispersal of development in outlying areas that may occur as a result of this option has the potential to put pressure on outlying rural areas and remaining green space – leading to habitat fragmentation. Brownfield sites can contain biodiversity interests that would be at risk from this option.	Y	The removal of Greenfield land through a large urban extensions will have negative impacts for biodiversity that will require environmental impact assessment and mitigation measures as appropriate to ensure that habitat fragmentation is minimal and that the loss of greenspace is not detrimental to the area's valued habitats and species.	Y
12	Heritage	All new development has the potential to be delivered in a manner that is sensitive to existing design and architecture, however there is risk from highly dense/ proximal growth of negative impacts to heritage character.	Y	New development to the west/ south of the city has potential to negatively impact landscape setting and will require appropriate assessment and mitigation. Focusing development outwith the city centre will reduce the pressures of new development on existing built and cultural heritage, including the historical landscape.	Y
13	Landscape and	This option may have adverse impacts on settlements	Y	The use of Greenfield land for major urban developments	Y

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	Soils	beyond Winchester required to accommodate housing/ development needs that cannot be met by the planned boundaries options. Potential to move away from SA objectives. This option supports the use of previously developed land and will result in less impact on Winchester’s surrounding greenfield spaces.		may result in an adverse impact on the landscape and on soil – that will require EIA and mitigation measures. This option avoids development that may negatively impact the (proposed) South Downs National Park and seeks to locate away from designated landscapes.	
14	Built Environment	All new development can promote local distinctiveness and a sense of place where it is guided by clear policy.	B	All new development can promote local distinctiveness and a sense of place where it is guided by clear policy.	B
15	Pollution	This option focuses growth within Winchester and as a result may lead to increased pollution in urban areas. The requirement for additional housing to be accommodated in outlying settlements may also lead to increased commuting patterns with accompanying rises in air pollution.	Y	New developments that exploit renewables, are delivered through sustainable construction techniques may offset the potential increases in pollution that come from significant growth points. The incorporation of sustainable travel solutions into major urban extensions will support this SA objective to minimise local and global pollution.	Y
<p>Summary:</p> <p>Option 1 has the potential to deliver some of the growth specified for Winchester (as driven by the South East Plan), but there are key sustainability issues (particularly in relation to community, infrastructure, housing and economic SA objectives) regarding the ability of the planned boundaries option to deliver the volume and type of development necessary to meet the growth planned for the region. Option 1 does provide for increased housing and includes affordable housing provision. However, this option is potentially limited by the constraints of existing infrastructure and site availability in delivering the range of housing and the additional elements (facilities, infrastructure, commercial development, renewable energy supplies) that will make an expanded community both sustainable in the long term and able to contribute positively to the existing/ identified sustainability issues in and around Winchester. New or improved infrastructure would be required in mitigation, if spatial constraints allow. This option focuses on brownfield sites and proposals include less Greenfield land [than the step change option] an approach which is positive for biodiversity. However, outlying settlements will be required to accommodate development that cannot be contained within the existing planned boundaries and this incremental expansion may have cumulative impacts on habitats and established greenspace. Restricted development within and near the city boundaries will lead to greater need for commuting [to the city from outlying areas] which will require strong sustainable transport measures to avoid the exacerbation of existing negative trends.</p> <p>The key adverse impacts associated with Option 2 relate to the loss of Greenfield land (with accompanying habitats/ biodiversity and landscape issues) and the increase of resource use/ pollution generation that comes with greater expansion and development. However, this option strongly progresses SA objectives for</p>					

<p>SA Objectives</p>	<p>Option 1 Planned boundaries option: To remain within its current planned limits - this includes existing sites with planning permission for development and sites reserved for future use through the adopted Local Plan.</p>	<p>Option 2 Step change option: To raise the profile of the town through a step change in growth – to include large scale new development incorporating land to the north of the town as suggested by the South East Plan Panel, and other sites as appropriate.</p>
<p>Winchester that are seeking to cater for a diversity of housing needs, provide new facilities for communities and support sustainable build options (for example, incorporating renewables). This option also allows a more holistic approach to be taken to providing sustainable transport solutions (including a reduction in car-based transport in and around the city centre which is a recognised long term aim). In terms of progressing social and economic objectives – this option is preferred.</p>		

2. Market Towns and Rural Area

Key Hubs

Option1

Current planned boundaries:

Maintain existing boundary (including release of site reserved for housing purposes under Policy H2 of the adopted Local Plan - Spring Gardens Alresford).

- To remain within current planned limits – this includes existing sites with planning permission for development and sites reserved for future use through the adopted Local Plan.
- Reliance on the reuse of brownfield sites.
- Affordable housing to be delivered at 50% on all sites either through on-site provision or financial contributions.
- All opportunities for development to maximise the amount of housing delivered with densities at a minimum of 40 dwellings per hectare.
- Due to the size of sites there will be limited opportunities to maximise the use of sustainable construction techniques and provision of onsite renewable energy.
- All commercial premises are retained or redeveloped for businesses uses to ensure the stock of employment land is not reduced.
- Limited development opportunities will limit the amount of social and physical infrastructure needed and likely to be achieved and may put pressure on existing facilities and resources.
- Retain and improve where possible existing greenspace and other community, cultural/leisure sport facilities.

Option 2

Consolidation of Key hub role:

Allow for some growth to ensure that the role and function of the hub is maintained and offer opportunities to become more sustainable.

- To examine the boundaries of the settlement to identify land for up to 150 dwellings in each hub in addition to local reserve site.
- Provision of social and physical infrastructure to meet development needs and benefit the wider community.
- Creation of park and walk sites to improve parking provision and support the town centres.
- A greater range and mix of both market and affordable housing to serve local needs.
- Affordable housing would need to be achieved through 50% on site provision on sites greater than five units.
- Housing densities would be a minimum of 40 dwellings per hectare.
- Greater support to local shopping facilities with more people living and working in the area, and opportunities for an improved evening economy to be created and sustained.
- Developments would be required to maximise the use of sustainable construction techniques and onsite renewable energy.

- Retain and improve where possible existing greenspace and other community, cultural/leisure/ sport facilities, and means of access without having to rely on car use.
- Commercial premises are retained or redeveloped for businesses uses, plus additional limited provision.
- Improvements to the existing services and facilities would allow neighbouring settlements to access these rather than having to travel further afield.

Options 3

Step Change to become a larger or more specialised service centre:

Key hubs would be able to develop beyond their existing boundaries in a sustainable and planned manner to create a new specialist/niche role for themselves by being a local focus for economic and commercial activity.

- Identify land for at least 300 dwellings in each hub in addition to local reserve site
- Maximise tourism potential as ‘places to visit’ and where appropriate ‘gateways to the national park.’
- Opportunities to promote the evening economy would be greater building on economic growth.
- 40%- 50% of new housing to be affordable.
- Provision of new premises for employment purposes to serve both the existing and new population in sustainable locations to reduce the need to travel.
- Larger developments have the benefit of being able to be designed to deliver densities over 40 dwellings per hectare, but 40 dph would be an average.
- New development could provide greater opportunities for improved public transport services.
- Inclusion of sustainable construction techniques and design mechanisms to ensure new development maximises its renewable energy potential and minimises its carbon emissions.
- Improvements to existing services and facilities would allow neighbouring settlements to become more reliant on these rather than having to travel further afield for goods and services.

<p>SA Objectives</p>	<p>Option1 Current planned boundaries: Maintain existing boundary (including release of site reserved for housing purposes under Policy H2 of the adopted Local Plan - Spring Gardens Alresford).</p>	<p>Option 2 Consolidation of Key hub role: Allow for some growth to ensure that the role and function of the hub is maintained and offer opportunities to become more sustainable.</p>	<p>Options 3 Step Change to become a larger or more specialised service centre: Key hubs would be able to develop beyond their existing boundaries in a sustainable and planned manner to create a new specialist/niche role for themselves by being a local focus for economic and commercial activity.</p>
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1	Building Communities	Developing within planned boundaries, limits opportunities for progressing this SA objectives aims of providing facilities for social interaction and integrating communities.	Y	Allowing for some growth enables the progression of SA objectives aiming to provide new facilities and support equality of access to services.	LG	A step change in growth allows the progression of objectives to promote diverse communities. Larger developments can more readily accommodate a range of housing needs.	LG
2	Infrastructure (including Green Infrastructure)	This option is positive about the development and retention of greenspaces and ensuring that community facilities are accessible to all in the community which actively progresses this SA objective.	LG	The consolidation of the key hub role supports sustainability aims of improving community facilities and protecting greenspaces and greenway linkages which supports this sustainability objective.	LG	The Step change option provides strong support for the provision of community facilities and the delivery of new infrastructure, e.g. walkways. The option will result in the loss of greenspace and will require the provision of alternative spaces in mitigation.	Y
3	Housing	This option supports the delivery of affordable housing although proportionately less will be available given the restrictions placed by planned boundaries. This limits the mix and range of housing available and may exclude groups with identified requirements (elderly, disabled etc).	O	This option progresses the SA objective by seeking to deliver affordable and sustainable housing in urban and rural areas. Allowing for additional growth improves the proportion of varied and affordable housing available to the wider community.	LG	The delivery of affordable housing that is also sustainably built is a key challenge for the Winchester area, this option progresses SA aims to provide sympathetic housing growth in sustainable locations. It has the greatest ability to provide the mix of dwelling size, type and density that addresses predicted need (South East Plan 2007).	LG
4	Economy and Employment	This option retains employment and development land, but does not create space for expansion or development, this may limit the	Y	This option makes additional limited provision for employment space, which when combined with improved housing should progress	LG	This option progresses sustainability aims to balance employment and housing growth, and seeks to put jobs in sustainable locations that	DG

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		diversity of jobs available to local people.		SA objectives to support retail diversity and reduce the need to commute/ travel for goods and services.		also meet the requirements of small, medium and large size firms (reducing the commuting load on Winchester and the southern PUSH area). (The Regional Economic Strategy 2006-016, SEEDA 2006).	
5	Transport	Development within planned boundaries provides less opportunity to co-locate new employment with sustainable transport networks. Car usage is unlikely to reduce where residents are still required to travel for goods, services and employment.	O	Improving housing and employment opportunities at key hubs will reduce the need to travel and has the potential to support a reduction of car-based travel.	Y	New development provides a strong focus and critical mass for improved public transport facilities that can benefit the wider community, both through improved walking and cycling links in settlements and improved bus services between settlements. (Hampshire County Council Local transport Plan 2006-2011).	DG
6	Health	Limited development opportunity is unlikely to lead to improved access to social facilities and health care. The maintenance of greenspaces supports good access to areas providing recreational space.	B	Consolidation of development supports the provision of improved health services and access to facilities.	LG	A step change in development has the potential to deliver improved health services and design that promotes healthy lifestyles which directly progresses this SA objective. Improved access to greenspace and the provision of alternative recreational facilities will be required to mitigate any losses.	LG
7	Water	All new development has the potential to incorporate water efficiency and savings measures.	B	All new development as specified through this option has the potential to incorporate water efficiency and	Y	All new development as specified through this option has the potential to incorporate water efficiency and	Y

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			saving measures. Expansion beyond planned limits will need to incorporate sustainable drainage systems.	saving measures. Large scale development will need to incorporate sustainable drainage systems and measure to protect ground and surface water quality.			
8	Waste	This option provides limited opportunities to actively pursue additional sustainable waste management practices beyond those that are part of existing practice.	B	All new development has the potential to incorporate best practice in sustainable waste management although space for waste management facilities and the incorporation of home waste management systems (e.g. composting) is reduced where densities are higher. (PPS10)	B	All new development has the potential to incorporate best practice in sustainable waste management – this step change option of delivering substantial growth provides opportunities for economies of scale and the establishment of a sustainable waste infrastructure as outlined in PPS10 Planning for Sustainable Waste Management 2005.	LG
9	Climate Change	Less opportunity to pursue carbon reduction and wider climate change adaptation measures beyond those already directed by extant policy.	B	Small scale developments can incorporate renewables usage and energy efficiency measures however there is substantially less opportunity to benefit from the economies of scale afforded by larger new/ integrated developments.	Y	New developments have the potential to increase the net loading of carbon and greenhouse gases, but also provide strong opportunities to promote carbon neutral development and integrate sustainable transport measures that reduce the carbon burden overall. Renewable energy generation is also a more viable option in larger scale developments.	Y
10	Sustainable	Less opportunity to progress this SA	Y	This option supports SA objectives	B	This option supports SA objectives	B

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	Construction	objective where development is limited and economies of scale potentially militate against incorporation of sustainable design/build techniques.	aimed at seeking high density development. All new development has the potential to incorporate sustainable design.	aimed at seeking high density development. All new development has the potential to incorporate sustainable design.
11	Biodiversity	This option protects existing greenspaces which supports and encourages locally important species and habitats.	Loss of greenspace has negative impacts for habitats and species. Mitigation measures that include the restoration of greenspace and protection/ enhancement of surrounding habitats will be required as outlined in PPS 9 Biodiversity and Geological Conservation (2005).	Loss of greenspace has negative impacts for habitats and species. Mitigation measures that include the restoration of greenspace and protection/ enhancement of surrounding habitats will be required as outlined in PPS 9 Biodiversity and Geological Conservation (2005). Large scale development may also lead to habitats fragmentation and additional pressures on adjacent rural areas/ greenspace – this may be significant if habitats have specific vulnerabilities or are designated.
12	Heritage	This option prevents development that may have adverse impacts on existing assets, however the levels of development proposed (and accompanying population increases) are likely to be insufficient to support increased access to cultural and heritage resources.	The level of growth proposed by this option should support and improve access to cultural & heritage resources (as promoted by Hampshire County Council’s Cultural Strategy 2003) without significant long term impacts – which progresses this SA objective.	Improved infrastructure from large scale development has the potential to improve access to key cultural and heritage assets, however development on a large scale may present short and medium term impacts that will require mitigation.

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13	Landscape and Soils	Limited, development within planned boundaries will minimise the impacts on town and rural settings supporting this SA objective.	LG	Y	Y
14	Built Environment	The planned limits option will ensure that local distinctiveness is preserved intact, however, there is less opportunity to pursue innovation in design and the integration of development as promoted by this SA objective.	B	LG	LG
15	Pollution	The planned growth option accounts for minimal levels of development that should not lead to substantially increased pollution impacts in the long term. This option does not actively address sustainable transport solutions and pollution levels related to transportation may continue to rise in line with current trends.	B	B	Y

SA Objectives	Option1 Current planned boundaries: Maintain existing boundary (including release of site reserved for housing purposes under Policy H2 of the adopted Local Plan - Spring Gardens Alresford).	Option 2 Consolidation of Key hub role: Allow for some growth to ensure that the role and function of the hub is maintained and offer opportunities to become more sustainable.	Options 3 Step Change to become a larger or more specialised service centre: Key hubs would be able to develop beyond their existing boundaries in a sustainable and planned manner to create a new specialist/niche role for themselves by being a local focus for economic and commercial activity.
			and global pollution.
<p>Summary:</p> <p>Option 1 Protects existing landscape/ greenspaces and heritage by limiting development to that already planned for or allocated. This option supports SA objectives for community and housing at a basic level but its restrictions means that it is less able to progress key sustainability aspirations for these objectives e.g. to improve access to/ availability of affordable housing and to promote improved sustainable transport options that link communities. Commuting patterns that reflect the need to travel for goods and services are likely to continue if this option is pursued. The long term benefits for biodiversity, heritage and landscape of largely conserving existing settlements in their current form are likely to be offset by the identified negative trends in terms of pollution (e.g. from unsustainable travel patterns).</p> <p>Option 2 progresses sustainability objectives for housing, the economy and balanced communities through its promotion of enhanced functions for key hubs. This increased growth has potential short and medium terms impacts for biodiversity and landscape objectives which would require mitigation measures. New development has the potential to exploit sustainable build techniques whilst reflecting local distinctiveness and the expansion of service/ employment provision may provide opportunities for a more cohesive community base that is less reliant on the larger urban centres for goods and services.</p> <p>Option 3 promotes a step change in development around identified key hubs leading to significantly expanded settlements. This level of development has significant short and medium term impacts for core SA objectives relating to biodiversity, landscape and heritage (these impacts may be cumulative where settlements are close to urban/PUSH area). These impacts would require strong mitigation measures to ensure habitat integrity and cultural integrity is maintained. This option strongly progresses sustainability objectives for transport, economy and community by affording opportunity for new, more sustainable developments that address identified issues relating to unsustainable commuting patterns, the availability of affordable housing and the requirement to collocate jobs and homes, supporting the long term aspirations of the Government’s Sustainable Communities Plan (2003). This option also creates opportunities for sustainable design and the incorporation of renewables into developments, promoting more sustainable settlements in the long term.</p> <p>Both option 2 and 3 accord with aspirations of the Hampshire Rural Market Towns initiative which aims to bring a new lease of life to market towns so that they provide convenient access to services both for townspeople and rural communities.</p>			

3. Market Towns and Rural Area

Local Hubs

Option 1

Current planned boundaries:

Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.

- To remain within current planned limits – this includes existing sites with planning permission for development.
- 50% affordable housing to be delivered on all sites either through on site provision or financial contributions.
- Higher density development (minimum 30 – 40 dwellings per hectare) to maximise the use of limited space.
- Lack of opportunities to promote the use of sustainable construction techniques and the use of on-site renewable energy.

Option 2

Consolidation of Local hub role:

Allow limited growth to support the retention of local services and facilities including release of local reserve site.

- Identify land for up to 100 dwellings in each hub (including the release of the Local Plan reserve site at Denmead or an alternative).
- Retention of buildings for employment uses with opportunities to redevelop to serve the local employment market.
- 50% affordable housing to be delivered on sites over 5 units.
- Retention of existing services and facilities including open space and recreational facilities, and opportunities for their improvement.
- Greenfield sites to be developed at a minimum density of 40 dwellings per hectare, maximising the use of sustainable construction techniques and the provision of on site renewable energy.

Option 3

Step Change to become a Key hub:

Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.

- Identify land for up to 200 dwellings in each hub (including the release of Local Plan reserve site at Denmead or an alternative).
- 50% affordable housing to be delivered on sites over 5 units.
- Greenfield sites to be developed at an average of 40 dwellings per hectare, maximising the use of sustainable construction techniques and the provision of on site renewable energy.
- Promotion of the local employment opportunities, including the provision of new units for employment purposes – identify any specialist local skills/niche markets to ensure balanced communities and opportunities to work closer to home to avoid the need to travel.

- Greater provision of walking and cycling routes to encourage local non-car trips.
- Greater potential to ensure public transport is a viable alternative.
- Provision of new social and physical infrastructure to correspond to the growing population.

SA Objectives		Option 1 Current planned boundaries: Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.	Option 2 Consolidation of Local hub role: Allow limited growth to support the retention of local services and facilities including release of local reserve site.	Option 3 Step Change to become a Key hub: Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.			
1	Building Communities	This option maintains the integrity of the existing community whilst providing limited access to new communities. The option is limited in its progression of social integration and is less likely to reduce social exclusion. Infilling can place pressures on established communities.	Y	This option promotes limited growth with retention of services and facilities. A good proportion of affordable housing provides good potential for wider sections of the community to integrate with the existing community – which supports the aims of the Winchester District Community Strategy (2006 – to be updated in 2008).	LG	This approach provides strong support for SA objectives to promote diverse communities and meet a range of housing needs, as well as encouraging access to services. Mitigation measures and strong policy guidance are required to ensure that community integration and cohesion are developed and maintained in the context of substantial change.	Y
2	Infrastructure (including Green Infrastructure)	Low level development is unlikely to lead to substantial improvements in the provision of facilities, less adverse impact on existing greenspaces and infrastructure.	B	The consolidation option promotes and supports the provision of community facilities, whilst protecting greenspace, which actively progresses this SA objectives, leading to long term positive impacts.	LG	A step change in growth will support improved provision and access to community facilities, goods, services and cultural facilities (supports the Hampshire CC Cultural Strategy aims, 2003) for a wider proportion of the existing and new populations. Some green infrastructure likely to be lost – with short to medium terms impacts predicted and mitigation required.	Y
3	Housing	Support the SA objective by delivering affordable housing in rural areas. Infill and limited levels of	B	This option provides a proportion of affordable housing and seeks to retain buildings for employment use.	LG	The step change option provides wider housing opportunities for all elements of the community and will	LG

SA Objectives		Option 1 Current planned boundaries: Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.	Option 2 Consolidation of Local hub role: Allow limited growth to support the retention of local services and facilities including release of local reserve site.	Option 3 Step Change to become a Key hub: Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.			
		development are less likely to provide a range of housing that meets the need of specific groups, positive benefits short to medium term.		This balancing of housing and employment delivery progresses this SA objective.		deliver the highest volume of affordable homes. The provision of new employment opportunities, supports a sustainable growth pattern and should provide long term positive effects.	
4	Economy and Employment	Limited development that restricts employment opportunities means a move away from this SA objective, seeking to help create local markets for goods and services.	O	The consolidation option supports the rural economy by providing homes in rural areas (including affordable homes) and employment opportunities. This potentially provides support to workers in the rural economy.	LG	The step change option has the potential to provide a more diverse range of jobs, and places homes and work in close proximity, reducing commuting. Long term positive effect.	LG
5	Transport	This option is likely to sustain current commuting/car based travel patterns, leading to long term negative impacts for outlying rural communities.	O	Limited growth that includes a balance of housing and employment provides a stronger market for improved public transport provision and the co-location of employment and housing reduces the need to travel. However limited growth may not provide the thresholds necessary to ensure public transport is maintained and supported.	Y	A key hub role as proposed by this option suggests greater economic, social and cultural self containment which substantially reduces the need to travel – progressing this SA objective. For this option to provide sustainable transportation benefits in the long term it would be required to include cycle and footpath links as a standard part of all new development .	LG
6	Health	The limited growth option will not significantly affect the existing population in terms of access to health care facilities. However, less opportunities for younger families to live in rural areas will exacerbate trends which show Winchester	B	The limited growth option should protect open spaces and recreational areas. Potential pressures on health care facilities (access to) may result from increased populations. Existing populations may experience health	Y	The step change option provides greater accessibility to health care services (necessary to support and increased population) although development would need to include mitigation measures designed to ensure access to	Y

SA Objectives		Option 1 Current planned boundaries: Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.	Option 2 Consolidation of Local hub role: Allow limited growth to support the retention of local services and facilities including release of local reserve site.	Option 3 Step Change to become a Key hub: Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.			
		District to have an ageing population – and associated health care needs. (SA baseline, life expectancy data, 2007).		impacts from development (loss of allotment space/ Greenfield land).		recreational facilities, community spaces and healthy lifestyle options was maintained. (74% of the Winchester District population has 'good' health which is higher than the regional and national average).	
7	Water	All new development should accommodate efficiency measure and should take account of adaptation requirements.	B	Limited development growth may be accommodated (subject to assessment) by existing resources. Potential for short to medium term impacts on water quality and abstraction where local hubs geographically close to high population areas/ key hubs. (70% of drinking water in the South East provided by abstraction). All new development should accommodate efficiency measures and should take account of adaptation requirements.	Y	The step change option will place greater pressure on water resources – increasing the need for abstraction and the potential for pollution of surface and ground waters in the immediate and longer term. Large scale new developments have greater potential to employ sustainable urban drainage solutions (SFRA, 2007). All new development should accommodate efficiency measure and should take account of adaptation requirements.	Y
8	Waste	This option provides limited opportunities to actively pursue additional sustainable waste management practices beyond those that are part of existing practice.	B	All new development has the potential to incorporate best practice in sustainable waste management although space for waste management facilities and the incorporation of home waste management systems (e.g. composting) is reduced where densities are higher. (PPS10)	B	All new development has the potential to incorporate best practice in sustainable waste management – this step change option of delivering substantial growth - provides opportunities for economies of scale and the establishment of a sustainable waste infrastructure as outlined in PPS10 Planning for Sustainable Waste Management 2005.	LG

SA Objectives		Option 1 Current planned boundaries: Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.	Option 2 Consolidation of Local hub role: Allow limited growth to support the retention of local services and facilities including release of local reserve site.	Option 3 Step Change to become a Key hub: Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.			
9	Climate Change	Less opportunity to pursue carbon reduction and wider climate change adaptation measures beyond those already directed by extant policy.	B	Small scale developments can incorporate renewables usage and energy efficiency measures however there is substantially less opportunity to benefit from the economies of scale afforded by larger new/ integrated developments.	Y	New developments have the potential to increase the net loading of carbon and greenhouse gases, but also provide strong opportunities to promote carbon neutral development and integrate sustainable transport measures that reduce the carbon burden overall. Renewable energy generation is also a more viable option in larger scale developments. (Winchester Community Strategy, March 2007, key target).	Y
10	Sustainable Construction	Less opportunity to progress this SA objective where development is limited and economies of scale potentially militate against incorporation of sustainable design/ build techniques.	Y	This option supports SA objectives aimed at seeking high density development. All new development has the potential to incorporate sustainable design.	B	This option supports SA objectives aimed at seeking high density development. All new development has the potential to incorporate sustainable design.	B
11	Biodiversity	This option protects existing greenspaces which supports and encourages locally important species and habitats.	LG	Loss of greenspace has negative impacts for habitats and species. Mitigation measures that include the restoration of greenspace and protection/ enhancement of surrounding habitats will be required as outlined in PPS 9 Biodiversity and Geological Conservation (2005).	Y	Loss of greenspace has negative impacts for habitats and species. Mitigation measures that include the restoration of greenspace and protection/ enhancement of surrounding habitats will be required as outlined in PPS 9 Biodiversity and Geological Conservation (2005). Large scale development may also lead to habitats fragmentation and additional pressures on adjacent rural areas/ greenspace – this may	Y

SA Objectives		Option 1 Current planned boundaries: Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.	Option 2 Consolidation of Local hub role: Allow limited growth to support the retention of local services and facilities including release of local reserve site.	Option 3 Step Change to become a Key hub: Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.			
				be significant if habitats have specific vulnerabilities or are designated.			
12	Heritage	Limited development in local hubs should ensure that the historical and archaeological environment is protected – progressing this SA objective. However, the option is unlikely to increase/improve access to existing interest features e.g. for tourism.	B	Limited growth that promotes the local hubs status and enhances existing services and facilities may improve access to cultural and heritage resources. Potential for long term positive cumulative impacts.	B	Large scale development will need accompanying mitigation measures to ensure that adverse impacts on historical and cultural heritage are mitigated. However, population and commercial growth increase the potential for improved access to key interest features and support for tourism based on heritage features.	Y
13	Landscape and Soils	Limited, development within planned boundaries and infill will minimise the impacts on town and rural settings supporting this SA objective.	LG	Extending development beyond planned boundaries will alter the immediate townscape and landscape settings of the local hubs. Potential negative impacts arising as a result of development will require sensitive mitigation measures to maintain the character of the settlements.	Y	Large scale development that extends substantially beyond existing settlement boundaries will negatively impact landscape settings and remove Greenfield land. Landscape impacts are proportionately higher where a step change from local to key hubs is proposed. Mitigation will be necessary to address predicted adverse impacts.	Y
14	Built Environment	The planned limits option will ensure that local distinctiveness is preserved intact, however, there is less opportunity to pursue innovation in design and the integration of development as promoted by this SA objective.	LG	All new development can promote local distinctiveness and a sense of place where it is guided by clear policy.	LG	All new development can promote local distinctiveness and a sense of place where it is guided by clear policy. Large scale developments offer good opportunities for innovation in design and sustainable design which will progress this sustainability objective.	LG

SA Objectives		Option 1 Current planned boundaries: Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.	Option 2 Consolidation of Local hub role: Allow limited growth to support the retention of local services and facilities including release of local reserve site.	Option 3 Step Change to become a Key hub: Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.			
15	Pollution	The planned growth option accounts for minimal levels of development that should not lead to substantially increased pollution impacts in the long term. This option does not actively address sustainable transport solutions and pollution levels related to transportation may continue to rise in line with current trends.	B	Improving services and jobs at local hubs has the potential to reduce out commuting and associated pollution issues.	B	New developments that exploit renewables and that are delivered through sustainable construction techniques may offset the potential increases in pollution that come from significant growth points as proposed by the step change option. The incorporation of sustainable travel solutions into major the expansion of local hubs to become key hubs will support this SA objective to minimise local and global pollution.	Y
<p>Summary:</p> <p>Option 1 is largely neutral in relation to sustainability objectives as the scale of development is limited and opportunities to progress sustainability objectives are therefore also restricted. The exceptions to this occur in relation to landscape, soils and biodiversity issues which typically are most effectively supported where [development] interventions are minimal. This option performs least well in relation to economic, transport and community issues as limited development restricts opportunities to pursue social and economic growth for the benefit of existing and wider communities.</p> <p>Option 2 whilst proposing a limited range of growth, implies an enhanced role for local hubs that is potentially beneficial for housing, transport, economics issues and wider community development. The progression of these sustainability objectives is synergistic. Potential adverse impacts relate to pressures on natural resources (water, biodiversity, landscape) and can be effectively mitigated at this level. There are also potential health impacts that relate to the accessibility to services where populations increase and the wider, less direct impacts on health and well being on existing communities that can occur as a result of development and change.</p> <p>Option 3, the step change option strongly progresses SA objectives for housing, transport and the economy. These positive impacts are predicted as a result of both economies of scale and the ability to introduce environmentally proficient buildings and transport networks, waste management facilities close to source. The option provides less progression for SA objectives focused on natural resources (biodiversity, water, climate change) and natural features (landscape) on the basis that urbanisation of the scale suggested will impinge on the current baseline conditions. In particular, water resources for public water supplies are in deficit during warm dry summers in this region (SFRA for Winchester Halcrow, July 2007). The promotion of local hubs to key hubs will result in a significant</p>							

SA Objectives	Option 1 Current planned boundaries: Limit development to within the existing defined boundary which has planning permission + redevelopment and infilling.	Option 2 Consolidation of Local hub role: Allow limited growth to support the retention of local services and facilities including release of local reserve site.	Option 3 Step Change to become a Key hub: Promotion of sustainable development to enable the local hub to grow with a corresponding level of facilities and services to become a Key hub.
<p>concentration of key hubs in the southern area of the district (focused in the PUSH area). This may be the most sustainable approach given the concentration of population in this southern area and it has the potential to provide strong support for the development aims of PUSH. However, there is potential for the economic benefits of development to become disproportionately distributed in relation to the rural areas within the district.</p> <p>There is clear potential to seek a hybrid option where only some local hubs are selected as key hubs and others are either consolidated or maintained as local hubs. This approach accords with guidance from the emerging RSS South East Plan which states that local planning authorities should encourage and initiate schemes and proposals that help strengthen the vitality of small rural towns.</p>			

4. Market Towns and Rural Area

Options for the Rural Area:

Settlement Hierarchy

SA Objectives	Option 1 Allow infilling or redevelopment within the settlements defined in the adopted Local Plan Policy H.3. (Cheriton; Compton Down; Corhampton; Droxford; Hambledon; Hursley; Itchen Abbas; Knowle; Littleton; Micheldever/Micheldever Station; Old Alresford; Otterbourne; Southdown; Soutwick; South Wonston; Sparsholt; Sutton Scotney; Twyford and West Meon).	Option 2 Allow some small scale growth and change, including affordable housing and employment opportunities, within settlements which have two or more of the following facilities, to ensure these settlements remain sustainable: <ul style="list-style-type: none"> ▪ Primary school ▪ GP surgery ▪ Convenience store and/or post office ▪ Significant local employment provision ▪ Minimum of an hourly public transport service 		
1	Building Communities	LG	Small scale growth provides greater potential for integration and improved facilities provision, and should provide long term positive benefits in support of the	DG

SA Objectives		Option 1		Option 2	
		Allow infilling or redevelopment within the settlements defined in the adopted Local Plan Policy H.3. (Cheriton; Compton Down; Corhampton; Droxford; Hambledon; Hursley; Itchen Abbas; Knowle; Littleton; Micheldever/Micheldever Station; Old Alresford; Otterbourne; Southdown; Soutwick; South Wonston; Sparsholt; Sutton Scotney; Twyford and West Meon).		Allow some small scale growth and change, including affordable housing and employment opportunities, within settlements which have two or more of the following facilities, to ensure these settlements remain sustainable: <ul style="list-style-type: none"> Primary school GP surgery Convenience store and/or post office Significant local employment provision Minimum of an hourly public transport service 	
				retention of services.	
2	Infrastructure (including Green Infrastructure)	Redevelopment is unlikely to encourage or require the provision of new infrastructure, although may support improvements to existing infrastructure.	B	Community facilities are supported by small scale growth and change, with increased population improving the viability of services and public transport routes.	DG
3	Housing	This option progresses the SA objective to deliver sympathetic accommodation of housing growth, although it is less supportive of aims to ensure that affordable housing is part of the mix of provision.	B	Small scale growth progresses SA aims to deliver affordable and sustainable housing growth in rural areas. It also addresses the elements of this objective that seek to deliver a balance of housing and employment in order to facilitate working at home/ close to home – something that is an identified strength in the rural areas of Winchester.	DG
4	Economy and Employment	This option allows for housing growth and does not preclude live/work units. However, it relies on individual developments and does not actively promote economic growth. This option therefore provides limited progression for this SA objective.	B	This option includes employment opportunities as part of its growth element which actively progresses SA objectives aimed at putting jobs and opportunities for a range of people in sustainable locations.	DG
5	Transport	Redevelopment and infilling may provide additional clientel for public transport services in rural areas and reduce dependency on the car, but small scale (private) developments are more likely to be dependant on car-based transport which does not progress this SA objective.	Y	By allowing small scale development to encompass employment opportunities this Option has the potential to reduce car usage and dependency – enabling people to work near where they live. Increases in the population also have the potential to support and make public transport services in the rural economy more viable.	LG
6	Health	Infilling can place pressures on established communities and impact negatively on the health and well being of the population. However, sensitive design and planning can act to mitigate.	B	New development in predominantly rural communities can place pressures on established communities and impact negatively on the health and well being of the population. However, sensitive design and planning can act to mitigate.	B
7	Water	The impacts on water resources (both in terms of	B	The impacts on water resources (both in terms of	B

SA Objectives		Option 1		Option 2	
		Allow infilling or redevelopment within the settlements defined in the adopted Local Plan Policy H.3. (Cheriton; Compton Down; Corhampton; Droxford; Hambledon; Hursley; Itchen Abbas; Knowle; Littleton; Micheldever/Micheldever Station; Old Alresford; Otterbourne; Southdown; Soutwick; South Wonston; Sparsholt; Sutton Scotney; Twyford and West Meon).		Allow some small scale growth and change, including affordable housing and employment opportunities, within settlements which have two or more of the following facilities, to ensure these settlements remain sustainable: <ul style="list-style-type: none"> ▪ Primary school ▪ GP surgery ▪ Convenience store and/or post office ▪ Significant local employment provision ▪ Minimum of an hourly public transport service 	
		abstraction and pollution pressures) whilst minimal for infill development should be subject to appropriate levels of impact assessment to ensure that there are no adverse impacts on this objective.		abstraction and pollution pressures) whilst minimal for small scale development should be subject to appropriate levels of impact assessment to ensure that there are no adverse impacts on this objective. Any increase in development beyond infill should also be cognisant of the finding of Winchester's SFRA (Halcrow, 2007).	
8	Waste	Any development should be accommodated by existing waste management and recycling facilities. New developments provide opportunities for more home recycling and composting.	B	Any development should be accommodated by existing waste management and recycling facilities. New developments provide opportunities for more home recycling and composting.	B
9	Climate Change	There are limited opportunities for renewables incorporation in small scale developments, however demonstration/ ecohomes have the potential to contribute positively to this objective and can provide a focus for activity amongst the community.	B	There are limited opportunities for renewables incorporation in small scale developments, however demonstration/ ecohomes have the potential to contribute positively to this objective and can provide a focus for activity amongst the community. Additionally, work on the Winchester Climate Change strategy (2007) has recognised that the progress towards home working/ co-location of jobs and homes in rural areas in the district is good and that this approach supports wider climate change objectives.	LG
10	Sustainable Construction	If specifications for infilling require minimum standards (Code for Sustainable Homes) then this option will progress the key issues set out under this SA objective.	B	If specifications for the small scale development proposed require minimum standards (Code for Sustainable Homes) then this option will progress the key issues set out under this SA objective.	B
11	Biodiversity	Infill development that does not extend the settlement	B	Small scale growth in housing and employment may	Y

SA Objectives		Option 1 Allow infilling or redevelopment within the settlements defined in the adopted Local Plan Policy H.3. (Cheriton; Compton Down; Corhampton; Droxford; Hambledon; Hursley; Itchen Abbas; Knowle; Littleton; Micheldever/Micheldever Station; Old Alresford; Otterbourne; Southdown; Soutwick; South Wonston; Sparsholt; Sutton Scotney; Twyford and West Meon).		Option 2 Allow some small scale growth and change, including affordable housing and employment opportunities, within settlements which have two or more of the following facilities, to ensure these settlements remain sustainable: <ul style="list-style-type: none"> ▪ Primary school ▪ GP surgery ▪ Convenience store and/or post office ▪ Significant local employment provision ▪ Minimum of an hourly public transport service 	
		boundary is unlikely to lead to result in adverse impacts for habitats and species in rural areas. Sustainable build techniques may also enhance biodiversity assets, even in rural areas, for example through the incorporation of green roofs. Any development will be required to respect the restrictions imposed by the proposed South Downs National Park.		impact biodiversity if there is loss of or encroachment into greenspace. The likelihood of fragmentation or direct impacts is significantly reduced if sustainable build techniques are employed and the build footprint is kept minimal. Sustainable build techniques may also enhance biodiversity assets, even in rural areas, for example through the incorporation of green roofs. Any development will be required to respect the restrictions imposed by the proposed South Downs National Park.	
12	Heritage	Minimal impacts on heritage are predicted from infill development. New developments should be sympathetic to the character of historic buildings/ places.	B	Redevelopment may impact heritage where redevelopment incorporates historic buildings in rural areas. Policy for sensitive restoration and use should guide projects of this nature.	B
13	Landscape and Soils	This option by definition prioritises the use of previously developed land, and should seek to minimise the use of greenspace, which is also valued in rural areas.	B	Small scale change that allows some additional housing and employment development may negatively impact landscape character in the short to medium term if it involves growth at village margins. Any development will also be required to respect the restrictions imposed by the proposed South Downs National Park.	Y
14	Built Environment	All new housing can be designed to fit in with local character and context.	LG	All new housing and employment redevelopment can be designed to fit in with local character and context.	LG
15	Pollution	If infill development encourages population growth without concomitant employment opportunities then there is potential for increased pollution from transport emissions	B	Small scale development and growth may increase pollution loads locally (noise, light, air pollution from traffic).	B

<p>SA Objectives</p>	<p>Option 1 Allow infilling or redevelopment within the settlements defined in the adopted Local Plan Policy H.3. (Cheriton; Compton Down; Corhampton; Droxford; Hambledon; Hursley; Itchen Abbas; Knowle; Littleton; Micheldever/Micheldever Station; Old Alresford; Otterbourne; Southdown; Soutwick; South Wonston; Sparsholt; Sutton Scotney; Twyford and West Meon).</p>	<p>Option 2 Allow some small scale growth and change, including affordable housing and employment opportunities, within settlements which have two or more of the following facilities, to ensure these settlements remain sustainable:</p> <ul style="list-style-type: none"> ▪ Primary school ▪ GP surgery ▪ Convenience store and/or post office ▪ Significant local employment provision ▪ Minimum of an hourly public transport service
	<p>due to commuting traffic in rural areas. Air pollution is not currently considered an issue in rural areas (SA Baseline, 2007).</p>	
<p>Summary:</p> <p>Option 1 is largely neutral when assessed against the SA Framework. This level of development is unlikely to generate significant adverse effects for sustainability. The exceptions relate to transport and possibly housing, where infill (if primarily supplied to the private market) may result in a growth in commuter traffic (e.g. through second home ownership) and as a result of individual choices to live in the country either for quality of life issues or because house prices are proportionately cheaper than those in Winchester City.</p> <p>Option 2 provides significant opportunity to progress SA objectives relating to communities, infrastructure, housing and economy by providing a level of growth that enable essential services to be maintained in the long term. This approach accords with the guidance set out in PPS7: Sustainable Development in Rural Areas. This option also recognises the strong support that exists (national and regional policy) for home working arrangements, or developments that allow rural based workers to live closer to their place of work. There are however, key sustainability issues with promoting development in smaller settlements in the rural area. The potential impacts relate primarily to biodiversity and landscape – and this is particularly the case for settlements to the west of the district that would fall within the proposed boundary of the South Downs National Park. Mitigations measure would need to be considered on a case by case basis and be sufficiently robust to meet national and international legislative requirements. Option 2 accords with the wider objectives of PPS1 Planning for Sustainable development which seeks to locate development in a manner that supports and is in close proximity to services that can be accessed by foot, bicycle or by public transport and is therefore preferred from a sustainability perspective.</p>		

5. Market Towns and Rural Area

Options for the Rural Area:

Affordable Housing

SA Objectives		Option 1 Retain the requirement to deliver 30% on sites which can accommodate 5 or more dwellings or exceed 0.17 hectares.		Option 2 Increase the requirement to provide 50% affordable housing (35% social rented and 15% intermediate) on all sites, either through on-site provision or financial contributions.	
1	Building Communities	This option will help in achieving this objective which includes promoting balanced communities with a range of housing size and tenure and to support the vulnerable and disadvantaged. The provision of good quality affordable housing (in all forms) should improve social cohesion and reduce social exclusion. Clarity of expectations and procedure for developers should expedite provision the short and long term.	DG	This option seeks to achieve this objective which includes promoting balanced communities with a higher number of units per development and a range of housing size and tenure and to support the vulnerable and disadvantaged. The provision of good quality affordable housing (in all forms) should improve social cohesion and reduce social exclusion. Clarity of expectations and procedure for developers should expedite provision the short and long term. Levels of contribution should not be so high as to deter developers and give more opportunity for not providing affordable housing through use of financial viability arguments.	LG
2	Infrastructure (including Green Infrastructure)	As part of proposed larger developments there should be no further impact on existing infrastructure or that proposed to serve the development.	LG	As part of proposed larger developments there should be no further impact on existing infrastructure or that proposed to serve the development.	LG
3	Housing	This option is fundamental to the delivery of affordable housing in rural areas and can address the need for a mix of housing types and tenures.	LG	This option is also fundamental to the delivery of affordable housing in the rural areas but seeking a higher level of affordable housing delivery does give greater opportunities for achieving a mix of dwelling types and tenures. This is expressed through the requirement for 35% social rented housing and 15% intermediate. Comments regarding levels of delivery which may open up financial viability arguments are also applicable to this objective.	DG
4	Economy and	The provision of affordable housing may assist in addressing	LG	The provision of affordable housing may assist the loss of	DG

SA Objectives		Option 1 Retain the requirement to deliver 30% on sites which can accommodate 5 or more dwellings or exceed 0.17 hectares.		Option 2 Increase the requirement to provide 50% affordable housing (35% social rented and 15% intermediate) on all sites, either through on-site provision or financial contributions.	
	Employment	the loss of younger people from the economy who are forced to leave the area because of house prices.		younger people from the economy who are forced to leave the area because of house prices. This option affords more opportunities for young people to enter the housing market through shared equity/ownership schemes and can potentially have a greater impact on the retention of key workers and younger people.	
5	Transport	The impact on transport will depend on the location of sites but these should be subject to SA and therefore be delivered in acceptable locations where opportunities for sustainable transport solutions exist.	LG	The impact on transport will depend on the location of sites but these should be subject to SA and therefore be delivered in acceptable locations where opportunities for sustainable transport solutions exist.	LG
6	Health	There is an accepted relationship between quality of housing and health and the proposed sites should be located with good access to health and other community facilities (Sustainable Communities: Homes for All, DCLG, 2005).	DG	There is an accepted relationship between quality of housing and health and the proposed sites should be located with good access to health and other community facilities (Sustainable Communities: Homes for All, DCLG, 2005).	DG
7	Water	As part of larger sites which should have a thorough assessment of water issues there should be no further impact. Opportunities exist to incorporate strong water efficiency measures, to minimise running and maintenance costs for owners/ tenants.	LG	As part of larger sites which should have a thorough assessment of water issues there should be no further impact. Opportunities exist to incorporate strong water efficiency measures, to minimise running and maintenance costs for owners/ tenants.	LG
8	Waste	As part of larger sites there should be provision of kerbside collection and the provision of recycling/composting facilities to ensure that the specific requirements for waste management are met.	LG	As part of larger sites there should be provision of kerbside collection and the provision of recycling/composting facilities; to ensure that the specific requirements for waste management are met.	LG
9	Climate Change	All development has the potential to address issues of renewable energy generation and adaptation measures as outlined in this SA objective. The extent to which this SA objective can be progressed will be dependent on agreements between the developers, the Registered Social Landlords (RSLs) s and the Local Planning Authority (LPA).	B	All development has the potential to address issues of renewable energy generation and adaptation measures as outlined in this SA objective. The extent to which this SA objective can be progressed will be dependent on agreements between the developers, the Registered Social Landlords (RSLs) s and the Local Planning Authority (LPA).	B
10	Sustainable Construction	All development has the potential to address issues of water and energy efficiency and the incorporation of	B	All development has the potential to address issues of water and energy efficiency and the incorporation of	B

SA Objectives		Option 1 Retain the requirement to deliver 30% on sites which can accommodate 5 or more dwellings or exceed 0.17 hectares.		Option 2 Increase the requirement to provide 50% affordable housing (35% social rented and 15% intermediate) on all sites, either through on-site provision or financial contributions.	
		wider sustainability measure. The progression of this SA objective and will be dependent on agreements between the developers, the RSLs and the LPA. This option will also be subject to the provisions of lower level DPDs to include the achievement of Level 3 of Code for Sustainable Homes with specific requirements for energy efficient light fittings and energy produced from renewable sources.		wider sustainability measure. The progression of this SA objective and will be dependent on agreements between the developers, the RSLs and the LPA. This will also be subject to the provisions of the emerging lower level DPDs.	
11	Biodiversity	The impact on biodiversity will depend on the location of the overall sites but this should be assessed in the light of other specific LDF policies, and regulatory requirements (Habitats Directive) and therefore be in acceptable locations.	B	The impact on biodiversity will depend on the location of the overall sites but this should be assessed in the light of other specific LDF policies and regulatory requirements (Habitats Directive) and therefore be in acceptable locations.	B
12	Heritage	The impact on Conservation Areas, Listed Buildings, archaeological remains etc. will depend on the location of the overall sites but these should be assessed in the light of other specific LDF policies and therefore be in acceptable locations.	B	The impact on Conservation Areas, Listed Buildings, archaeological remains etc. will depend on the location of the overall sites but these should be assessed in the light of other specific LDF policies and therefore be in acceptable locations.	B
13	Landscape and Soils	The impact on the landscape will depend on the location of the overall sites, but these should be subject to SA and therefore be in acceptable locations.	B	The impact on the landscape will depend on the location of the overall sites, but these should be subject to SA and therefore be in acceptable locations.	B
14	Built Environment	Any housing can be designed to fit in with local character and context.	LG	Any housing can be designed to fit in with local character and context.	LG
15	Pollution	All development has the potential to address these issues and will be dependent on agreements between the developers, the RSLs and the LPA. The requirement for developments to meet level 3 of the Code for Sustainable Homes means that this issue will be addressed at whatever level of provision.	B	All development has the potential to address these issues and will be dependent on agreements between the developers, the RSLs and the LPA. . The requirement for developments to meet level 3 of the Code for Sustainable Homes means that his issue will be addressed at whatever level of provision.	B
<p>Summary:</p> <p>The area is predominantly rural with 65% (69,694) of the population living in the rural area and a stated aim of the SA framework is the creation of balanced communities with a range of housing size and tenure and the reduction of social exclusion which includes exclusion through rural deprivation. The clarification of matters such as provision, management and the integration of affordable housing with market housing will be fundamental to achieving these aims.</p>					

<p>SA Objectives</p>	<p>Option 1 Retain the requirement to deliver 30% on sites which can accommodate 5 or more dwellings or exceed 0.17 hectares.</p>	<p>Option 2 Increase the requirement to provide 50% affordable housing (35% social rented and 15% intermediate) on all sites, either through on-site provision or financial contributions.</p>
<p>Affordable housing will be provided as part of sites which can accommodate 5 dwellings or more or exceed 0.17 hectares and which will be subject to all other development control core policies and as such should not have adverse landscape, biodiversity or cultural heritage impacts. The differences in the options are the greater level of provision required by option 2 which should incorporate both social rented and intermediate housing and the reference to off site provision.</p> <p>Option 2 progresses the economic and housing SA Framework objectives more effectively than Option 1 because of the numbers and range of housing which are required, but some reservation must be expressed that levels of affordable housing required should not render developments unviable. However, this concern is not sufficient to over ride the benefits of Option 2.</p>		

6. Market Towns and Rural Area

Options for the Rural Area:

Rural Exception Sites

SA Objectives		Option 1 Retain existing approach to allowing rural exception sites for the delivery of 100% affordable housing meeting demonstrable local needs.		Option 2 Explore more creative ways of delivering affordable housing by allowing a small percentage of market housing (25%) on a site to enable the provision of a higher proportion of affordable housing (75%).	
1	Building Communities	This option will promote balanced communities with a range of housing size and tenure and will support the vulnerable and disadvantaged. The provision of good quality affordable housing (in all forms) should improve social cohesion and reduce rural deprivation which does exist despite the general wealth of the District. (Winchester IMD score currently 298 where 1 is the most deprived and 354 is the least deprived, Baseline Data, 2007).	DG	This option will produce the same advantages as Option 1 but does not accord strictly with the current rural exception sites guidance in PPS 3 (para 30) and the guiding legislation. However some local authorities across the country have experienced difficulty in acquiring land for rural exception sites due to the "hope" value of land which is adjacent to settlement development limits. This option would provide more profit for landowners above the uplift of land value from agricultural to Housing Association plot prices and may therefore facilitate the provision of rural social housing if the option is deemed acceptable by the Government Office.	B
2	Infrastructure (including Green Infrastructure)	Due to the inevitable rural nature of exception sites new infrastructure is often required.	Y	Sharing the costs of necessary infrastructure with developments which benefit from private market development may enable higher infrastructure costs and the provision of open space and other benefits to be met more easily.	LG
3	Housing	This option follows current central government guidance and provision is based on needs surveys carried out by Parish Councils. There is a decline in households with young families which may be a product of the area's	DG	This option will produce the same advantages as Option 1 but does not accord with the current rural exception sites guidance in PPS 3 (para 30) and the guiding legislation. However some areas of the country have experienced	B

SA Objectives		Option 1 Retain existing approach to allowing rural exception sites for the delivery of 100% affordable housing meeting demonstrable local needs.		Option 2 Explore more creative ways of delivering affordable housing by allowing a small percentage of market housing (25%) on a site to enable the provision of a higher proportion of affordable housing (75%).	
		house prices and provision of affordable housing would enable young people and young families to remain in the area. There are currently over 2,000 on the housing needs register and average house prices of £300,000, (SA Baseline, 2007). This objective recognises the need for affordable housing in both urban and rural areas and this option clearly addresses the latter need.		difficulty in acquiring land for rural exception sites due to the "hope" value of land which is adjacent to settlement development limits. This option would provide more profit for landowners above the uplift of land value from agricultural to Housing Association plot prices and may, therefore, facilitate the provision of rural social housing if the option is deemed acceptable by the Government Office.	
4	Economy and Employment	The provision of affordable housing may assist in addressing the loss of younger people from the economy who are forced to leave the area because of house prices. Although Winchester has a skilled employment force and low unemployment, retention of skills and workers is still important.	DG	The provision of affordable housing may assist in addressing the loss of younger people from the economy who are forced to leave the area because of house prices. Although Winchester has a skilled employment force and low unemployment, retention of skills and workers is still important.	DG
5	Transport	Rural exception sites always raise issues of access to public transport and community facilities, and by their very nature tend to be car dependant. However this is an accepted facet of rural provision and this option restricts new residents to those with local connections with either family or employment.	Y	Unlike Option 1, this option does not restrict housing provision to those who can prove local need/connections but enables private market housing to be built in areas where it would otherwise be strictly controlled in line with PPS 7. The option will increase the use of the private vehicle by those who wish, rather than need, to live in rural locations.	O
6	Health	The relationship between good housing and health is clearly recognised by the Council so all provision is positive for and supports the progression of this objective.	DG	The relationship between good housing and health is clearly recognised by the Council so all provision is positive for and supports the progression of this objective.	DG
7	Water	Ensuring that all housing is built to a minimum of level 3 of the Code for Sustainable Homes will address the need for good practice on water efficiency and quality. Increased housing in rural areas will lead to abstraction demand, and locational options will be required to take account of SFRA findings (Halcrow, 2007).	LG	Ensuring that all housing is built to a minimum of level 3 of the Code for Sustainable Homes will address the need for good practice on water efficiency and quality. . Increased housing in rural areas will lead to abstraction demand, and locational options will be required to take account of SFRA findings (Halcrow, 2007).	LG
8	Waste	Ensuring all housing is built to a minimum of level 3 of the	LG	Ensuring all housing is built to a minimum of level 3 of the	LG

SA Objectives		Option 1 Retain existing approach to allowing rural exception sites for the delivery of 100% affordable housing meeting demonstrable local needs.		Option 2 Explore more creative ways of delivering affordable housing by allowing a small percentage of market housing (25%) on a site to enable the provision of a higher proportion of affordable housing (75%).	
		Code for Sustainable Homes will address the need for good practice in relation to sustainable waste management. Rural sites require additional consideration to ensure that access to community recycling facilities is readily available.		Code for Sustainable Homes will address the need for good practice in relation to sustainable waste management. Rural sites require additional consideration to ensure that access to community recycling facilities is readily available.	
9	Climate Change	Rural exception sites typically raise issues of access to public transport and community facilities and by their very nature tend to be car dependant. However, this is an accepted facet of rural provision and this option does restrict new residents to those with local connections with either family or employment. All new development should seek to address and where necessary incorporate adaptation measures.	Y	In contrast to Option 1, this option does not restrict housing provision to those who can prove local need/connections but enables private market housing to be built in areas where it would otherwise be strictly controlled in line with PPS 7. This option will increase use of the private vehicle by those who wish, rather than need, to live in rural locations. All new development should seek to address and where necessary incorporate adaptation measures.	O
10	Sustainable Construction	Ensuring that all housing to be built to a minimum of level 3 of the Code for Sustainable Homes will address the need for good practice in sustainable construction.	LG	Ensuring that all housing to be built to a minimum of level 3 of the Code for Sustainable Homes will address the need for good practice in sustainable construction.	LG
11	Biodiversity	The impact on biodiversity will depend on the location of the sites but this should be assessed in the light of other specific LDF policies and therefore be in acceptable locations. Sites will also need to be considered for their potential impact in the context of the Habitats Directive.	B	The impact on biodiversity will depend on the location of the sites but this should be assessed in the light of other specific LDF policies and therefore be in acceptable locations. Sites will also need to be considered for their potential impact in the context of the Habitats Directive.	B
12	Heritage	The impact on Conservation Areas, Listed Buildings, archaeological remains etc. will depend on the location of the sites but this should be assessed in the light of other specific LDF policies and therefore be in acceptable locations.	B	The impact on Conservation Areas, Listed Buildings, archaeological remains etc. will depend on the location of the overall sites but this should be assessed in the light of other specific LDF policies and therefore be in acceptable locations.	B
13	Landscape and Soils	This objective seeks to minimise adverse impact on the landscape setting of rural settlements. This option minimises the landtake required to provide homes for which there is an identified need.	LG	If market housing is to be allowed in conjunction with affordable housing sites, there will be a greater land take required to provide the same cumulative number of affordable housing units. As developers may well seek permission for larger houses than would be expected by housing associations, land take will again be increased. The potential for visual impact and the need for mitigation	Y

SA Objectives		Option 1 Retain existing approach to allowing rural exception sites for the delivery of 100% affordable housing meeting demonstrable local needs.		Option 2 Explore more creative ways of delivering affordable housing by allowing a small percentage of market housing (25%) on a site to enable the provision of a higher proportion of affordable housing (75%).	
				measures is increased.	
14	Built Environment	Any housing can be designed to fit in with local character and context.	LG	Any housing can be designed to fit in with local character and context.	LG
15	Pollution	Increased residential development in rural areas may have some minor impacts in relation to noise/ light and traffic based pollution issues that requirement appropriate management/ mitigation.	LG	Increased residential development in rural areas may have some minor impacts in relation to noise/ light and traffic based pollution issues that requirement appropriate management/ mitigation.	LG
<p>Summary: Both options achieve the SA Framework objective of providing affordable housing in rural areas which reduces social exclusion and/or deprivation and contributes to balanced communities. Whilst allowing 25% of market housing on rural exceptions sites may facilitate the provision of rural affordable housing by increasing the willingness of landowners to sell land in appropriate locations, this mechanism will potentially increase the overall amount of new development in rural settlements which is contrary to the need to locate as much as development as possible in locations with good public transport and access to community facilities. This potentially has a negative impact on objectives for transport, climate change and landscape and soils.</p> <p>Option 1 both maximises the number of new dwellings to those with proven need, and the amount of land take required and therefore progresses the relevant SA objectives more effectively than Option 2.</p>					

7. Market Towns and Rural Area

Options for the Rural Area:

Redundant Rural Buildings

SA Objectives		Option 1 Retain the existing approach to employment provision within the rural area by relying on the conversion of redundant rural buildings purely for employment purposes.		Option 2 a) Relax the existing approach to make it easier to convert or redevelop rural buildings for employment uses. or b) Allow redundant rural buildings to be converted to affordable housing units where there is a demonstrable local need.	
1	Building Communities	N/A		Allowing affordable housing to be developed may support community objectives in enabling family groups to live in proximity and/or it provides support for existing community integration.	LG
2	Infrastructure (Including Green Infrastructure)	N/A		N/A	
3	Housing	N/A		This option could potentially provide minor support the delivery of affordable housing objectives (SE Plan, 2007) and provide sympathetic accommodation of housing in sustainable locations where local need is demonstrated.	LG
4	Economy and Employment	This approach supports SA objectives to place jobs in rural and sustainable locations and reduce urban/rural commuting patterns. However, this is a largely reactive solution to employment provision that relies on the availability of suitable buildings.	B	The option provides more immediate opportunities to support new and existing rural businesses. It also supports SA objectives to balance housing and employment growth by enabling options on rural buildings to be assessed dependant on need.	LG
5	Transport	Locating development in rural areas can reduce the need to travel where the resident and working population coincide. If housing and employment is significantly separated then car usage is unlikely to reduce and mitigation measures may need to accompany redevelopment plans to ensure proactive progression of	Y	This option provides good opportunities to progress identified commuting issues 54% of the rural population currently travel into city areas for work. It affords potential for rural workers to be more conveniently located near to their place of work. However, if building are used for affordable housing, without parallel employment provision	LG

SA Objectives		Option 1 Retain the existing approach to employment provision within the rural area by relying on the conversion of redundant rural buildings purely for employment purposes.		Option 2 a) Relax the existing approach to make it easier to convert or redevelop rural buildings for employment uses. or b) Allow redundant rural buildings to be converted to affordable housing units where there is a demonstrable local need.	
		sustainability objectives (Hampshire Local Transport Plan 2006-2016).		issues of access to employment and unsustainable commuting patterns may be exacerbated.	
6	Health	N/A		N/A	
7	Water	Developing rural buildings for employment purposes may have localised implications for ground and surface water quality – dependant on the type of business established. Redevelopment should seek to employ water efficiency measures in support of SA objectives. This is particularly important where development occurs within or close to areas designated for biodiversity interests – as is more likely in rural developments.	B	Developing rural buildings for employment and housing purposes may have localised implications for ground and surface water quality – dependant on the type of business established. Redevelopment should seek to employ water efficiency measures in support of SA objectives. This is particularly important where development occurs within or close to areas designated for biodiversity interests – as is more likely in rural developments.	B
8	Waste	N/A		N/A	
9	Climate Change	Conversion of buildings in rural areas has the potential to support small scale renewable energy schemes.	B	Conversion of buildings in rural areas has the potential to support small scale renewable energy schemes.	B
10	Sustainable Construction	Redevelopment of redundant rural buildings can progress sustainable construction objectives where appropriately guided by policy.	B	Redevelopment of redundant rural buildings can progress sustainable construction objectives where appropriately guided by policy.	B
11	Biodiversity	Developing rural buildings for employment purposes may have localised implications for protected species and local environmental quality – dependant on the type of business established. Redevelopment should seek to employ water efficiency measures in support of SA objectives. This is particularly important where development occurs within or close to areas designated for biodiversity interests – as is more likely in rural developments.	B	Developing rural buildings for employment purposes may have localised implications for protected species and local environmental quality – dependant on the type of business established. Redevelopment should seek to employ water efficiency measures in support of SA objectives. This is particularly important where development occurs within or close to areas designated for biodiversity interests – as is more likely in rural developments.	B
12	Heritage	The redevelopment of rural buildings maintains historic buildings (where relevant) in their settings and progresses SA objectives that seek to accommodate new development without detriment to existing built and	LG	The redevelopment of rural buildings maintains historic buildings (where relevant) in their settings and progresses SA objectives that seek to accommodate new development without detriment to existing built and	LG

SA Objectives		Option 1 Retain the existing approach to employment provision within the rural area by relying on the conversion of redundant rural buildings purely for employment purposes.		Option 2 a) Relax the existing approach to make it easier to convert or redevelop rural buildings for employment uses. or b) Allow redundant rural buildings to be converted to affordable housing units where there is a demonstrable local need.	
		cultural heritage (Winchester has a higher than average designation of conservation areas, SA Baseline, 2007).		cultural heritage (Winchester has a higher than average designation of conservation areas, SA Baseline, 2007).	
13	Landscape and Soils	The conversion of rural buildings helps to maintain established landscape settings and indeed can improve settings where buildings are derelict or unused. This option therefore progresses SA objectives aimed at enhancing and protecting character.	LG	The conversion of rural buildings helps to maintain established landscape settings and indeed can improve settings where buildings are derelict or unused. This option therefore progresses SA objectives aimed at enhancing and protecting character.	LG
14	Built Environment	This option strongly progresses SA objectives to make the best use of existing buildings through reuse and conversion. All developments have the potential to incorporate sustainable design principles and promote local distinctiveness.	DG	This option strongly progresses SA objectives to make the best use of existing builds through reuse and conversion. All developments have the potential to incorporate sustainable design principles and promote local distinctiveness.	DG
15	Pollution	Potential for localised pollution issue from development and transportation associated with re-use. Would require the application of sustainable build techniques and traffic management strategies to ensure no detrimental impact on rural areas.	Y	Potential for localised pollution issue from development and transportation associated with re-use. Would require the application of sustainable build techniques and improved/ sustainable support for public transport accessibility to ensure no detrimental impact on rural areas.	Y
<p>Summary:</p> <p>Option 1 effectively progresses sustainability objectives for heritage, landscape and the built environment. Potential adverse impacts may occur where employment development is not supported by sustainable travel measures leading to an exacerbation of unsustainable travel patterns, and possibly localised pollution (air).</p> <p>Option 2 combines two approaches which are largely compatible and provides good support for community, housing, economy and employment SA objectives. Allowing rural buildings to be used for affordable housing and/or employment uses supports recognised aims to diversify and enhance the rural economy and reduce the unsustainable levels of commuting that currently characterise Winchester’s travel patterns. This option also provides good scope for sustaining heritage interests and promoting a long term sustainable use of the built environment – as such it provides the greatest benefit.</p>					

8. Partnership for Urban South Hampshire (PUSH) Area

Option 1

Expand Bishops Waltham, Wickham and Knowle

- To develop each over and above its existing key hub role to support the PUSH growth strategy.
- To allocate greenfield sites to accommodate in the region of 1000 new dwellings in each settlement, plus associated land for employment purposes, retail, sport and recreation uses and public transport connections including investigation of the Fareham – Eastleigh railway line to provide more public transport opportunities in conjunction with the SDA at Fareham.
- Maximise the potential to deliver affordable housing through 40 % requirement to be split 25% social rented and 15% intermediate.
- Being a greenfield allocation this will allow for the development to maximise the use of on-site renewable energy and sustainable construction techniques, together with densities over 40 dwellings per hectare.

Option 2

Expand West of Waterlooville through

a) intensification of the reserve site

or

b) extension of the site

Each could offer some or all of the following benefits:

- To build on an already planned sustainable extension to Waterlooville to maximise the opportunities being presented by this development in this location close to an established town centre.
- Creation of essential transport infrastructure including roads, footpaths and cycleways to provide links to key services and facilities and opportunities for public transport services to be provided.
- Economies of scale to ensure that the development meets the highest standards of sustainable design and construction to maximise the benefits from a range of renewable and sustainable energy sources, including the use of sustainable drainage systems; and sustainable construction techniques.
- Delivery of a minimum of 40 % affordable housing (25% social rented and 15% intermediate) to ensure that local people have access to homes and jobs; plus densities to be a minimum of 45 dwellings per hectare.
- To provide a mix of dwellings that will provide for the changing population from young families to older people to enable the new and existing communities to fully integrate.
- To provide greenspace in a variety of forms including accessible links to allow people to access these without using the car.
- Provision of the social, cultural and community facilities along with local shopping opportunities away from Waterlooville town centre to ensure these remain accessible.
- To promote an evening economy through the provision of leisure/entertainment facilities and more local community facilities.
- Provision of a range of employment opportunities through the creation of new commercial/business units including live – work units to reduce the need to travel.

<p>Option 3 Concentrate growth at Whiteley</p> <ul style="list-style-type: none"> ▪ Provision of a mixed use development using the existing centre at Whiteley as a base on which to build a more vibrant town centre offering a greater range of more traditional town centre uses including leisure and community uses to reduce the need to travel; creation of a town centre that is well designed with a sense of place. ▪ Creation of essential transport infrastructure including roads and the completion of Whiteley Way, footpaths and cycleways to provide links to key services and facilities and opportunities for public transport services to be provided. ▪ Economies of scale to ensure that the development meets the highest standards of sustainable design and construction to maximise the benefits from a range of renewable and sustainable energy sources, including the use of sustainable drainage systems; and sustainable construction techniques. ▪ Delivery of a minimum of 40 % affordable housing (25% social rented and 15% intermediate) to ensure that local people have access to homes and jobs; plus densities to be a minimum of 45 dwellings per hectare. ▪ To provide a mix of dwellings that will provide for the changing population from young families to older people to enable the new and existing communities to fully integrate. ▪ To provide greenspace in a variety of forms including accessible links to allow people to access these without using the car. ▪ Provision of social, cultural and community facilities along with local shopping opportunities away from the existing town centre to ensure these remain accessible. ▪ To promote an evening economy through the provision of leisure/entertainment facilities and more local community facilities. ▪ Provision of live – work units to reduce the need to travel. ▪ Provide new commercial/business units to expand the range of job opportunities available. 	
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SA Objectives		Option 1 Expand Bishops Waltham, Wickham and Knowle.	Option 2 Expand West of Waterlooville through a) intensification of the reserve site. b) through extension of the site.	Option 3 Concentrate growth at Whiteley			
1	Building Communities	There is potential for development at these three locations to increase the provision of facilities, leading to improved access to services and greater accommodation for a diverse community resulting in long term positive impacts. However, the additional growth projects over and above the key hub role may	Y	Waterlooville has been earmarked for a sustainable urban extension, incorporating issues of facilities provision, greater access to service and addressing the needs of disadvantaged groups – e.g. by a significant contribution to the affordable housing requirements. This option would potentially support and progress the benefits identified by the existing programme of development using existing	LG	Whiteley communities have identified the need for improved service provision and this option supports SA objective to provide facilities, ensure equality of access to services and encourage a sense of community (Live for the Future events, 2007).	LG

SA Objectives		Option 1 Expand Bishops Waltham, Wickham and Knowle.	Option 2 Expand West of Waterlooville through a) intensification of the reserve site. b) through extension of the site.	Option 3 Concentrate growth at Whiteley			
		negatively impacts community cohesion and there are likely to be integration challenges.	planned mitigation measures.				
2	Infrastructure (including Green Infrastructure)	The development of the key hubs would potentially increase and improve the provision of community facilities in line with a growing population. The net growth may lead to reduced access to greenspace and mitigation measures would be necessary as a core part of the development.	Y	This option should ensure an improvement in community facilities given its proximity to the town centre. The planned nature of this sustainable extension and its location close to the town minimises the potential negative impacts from the loss of greenspace. The developments provide strong opportunities to incorporate greenway linkages/ open space.	Y	This option supports SA objective to improve the provision of community facilities; however, it is likely to lead to negative effects for surrounding greenspace in the long term by encroaching into the Meon strategic gap. This is counter to the RSS policy SH3 which asks LDDs to maintain a gap in this area 'to include land with a predominantly open and/or rural appearance'.	Y
3	Housing	The significant expansion of housing and the higher than Government minimum proportion of affordable housing that is suggested as part of the development - progresses SA objectives well. Balancing housing growth with employment growth also indicates the potential for long term positive effects.	LG	This option strongly supports SA objectives to provide a mix and range of housing that is affordable and meets the need of an expanding community. Waterlooville has also already been identified as a location at which housing can be accommodated in a way that is sympathetic with existing developments.	DG	This option also supports SA objectives to deliver affordable housing that addresses a range of needs and is appropriate for the identified needs of the local population. The Whiteley population has identified services and facilities as key aspirations and the options would need to deliver a balance of housing and employment land to address these identified goals.	LG
4	Economy and Employment	This option supports the provision of employment land in line with housing growth which also promotes a closer association between homes and work.	Y	Waterlooville has been earmarked for a significant urban extension and plans include the provision of jobs aimed at establishing more self sufficient communities. This option builds on existing	LG	This option progresses SA objectives to provide a greater range and diversity of employment opportunities at this key hub. This option has potential	LG

SA Objectives		Option 1 Expand Bishops Waltham, Wickham and Knowle.	Option 2 Expand West of Waterlooville through a) intensification of the reserve site. b) through extension of the site.	Option 3 Concentrate growth at Whiteley			
		However, these key hubs have strong economic ties with the PUSH area and there is potential for growth in this area to stimulate out commuting (employees seeking more rural based market towns for residential accommodation whilst commuting to the southern urban centre). Potential negative impacts in the medium to long term.	proposals that support SA objective pt place employment in more sustainable locations, reduce unsustainable commuting and encourage a lower carbon economy for the Winchester District.	to improve the long term viability of Whiteley; however, in common with option 1 the ability to effectively support employment objectives may be tempered by the strong economic pull of the PUSH urban area.			
5	Transport	This option offers the potential for an improved rail link which directly supports aims to promote more sustainable travel. Improved public transport provision of this nature would provide long term positive benefits for the recipient towns. Reducing the need to travel at these locations relies on successful enhancement of key hub status to provide sufficient employment to retain workers locally.	Y	The area has good transport connections and benefits from its proximity to Portsmouth. Suggested improvements that include the creation of essential transport infrastructure including roads, footpaths and cycleways provide excellent progression for this SA objective which seeks to increase accessibility for all and reduce usage of the car and the need to travel.	LG	This option supports improved transport provision for the local area including the long awaited Whiteley way and this supports SA objectives to improve transport provision, including the promotion of more sustainable modes of travel.	LG
6	Health	Growth and development includes provision for improved facilities which has positive implications for access to health care. Existing communities can be negatively impacted by significant development in the	Y	Growth and development includes provision for improved facilities which has positive implications for access to health care. Existing communities can be negatively impacted by significant development in the short and medium term [change, disruption, pollution,	Y	Growth and development includes provision for improved facilities which has positive implications for access to health care. Existing communities can be negatively impacted by significant development in the	Y

SA Objectives		Option 1 Expand Bishops Waltham, Wickham and Knowle.	Option 2 Expand West of Waterlooville through a) intensification of the reserve site. b) through extension of the site.	Option 3 Concentrate growth at Whiteley			
		short and medium term [change, disruption, pollution, potential loss of greenspace] and strong mitigation measures are required to offset.	potential loss of greenspace] and strong mitigation measures are required to offset.	short and medium term [change, disruption, pollution, potential loss of greenspace] and strong mitigation measures are required to offset.			
7	Water	This option promotes development in areas that are either proximal too or within the catchment areas of water courses in the district. Mitigation in the form of sustainable drainage systems (SuDs) and adaptation measures will be required to ensure that SA objectives are effectively addressed (SFRA, Halcrow 2007).	Y	This option promotes development in areas that are either proximal to or within the catchment areas of water courses in the district. Mitigation in the form of sustainable drainage systems (SuDs) and adaptation measures will be required to ensure that SA objectives are effectively addressed (SFRA, Halcrow 2007).	Y	This option proposes development near Whiteley which lies close to the Upper Hamble Estuary and Woods (afforded statutory protection under European law). With the potential for significant effects on habitats and species [subject to screening with possible requirement for Appropriate Assessment] there are known sustainability issues relating to the water environment and biodiversity at this location.	O
8	Waste	The greenfield allocation within this option affords potential for the introduction of integration sustainable waste management facilities for communities as a local level (recycling, composting etc.) This approach progresses SA objectives.	LG	The West of Waterlooville development is being designed as a sustainable urban extension and with planning commitments that include sustainable waste management for communities and business – an approach that will progress this SA objective positively in the long term.	LG	New housing and commercial development should both be subject to planning requirement for sustainable waste management delivering positive effects against the SA objective.	LG
9	Climate Change	This option includes provision for onsite renewable energy generation and best practice in energy efficiency in construction. Long term positive impacts are predicted.	B	This option includes provision for onsite renewable energy generation and best practice in energy efficiency in construction. Long term positive impacts are predicted.	B	This option includes provision for onsite renewable energy generation and best practice in energy efficiency in construction. Long term positive impacts are predicted.	B

SA Objectives		Option 1 Expand Bishops Waltham, Wickham and Knowle.	Option 2 Expand West of Waterlooville through a) intensification of the reserve site. b) through extension of the site.	Option 3 Concentrate growth at Whiteley	
		Population growth and its associated activities is likely to lead to an increase in carbon and greenhouse gas emissions, unless carbon neutrality is a core part of delivery.		Population growth and its associated activities is likely to lead to an increase in carbon and greenhouse gas emissions, unless carbon neutrality is a core part of delivery.	
10	Sustainable Construction	This option includes provision to meets the highest standards of sustainable design and construction to maximise the benefits from a range of renewable and sustainable energy sources – providing long terms positive effects against this SA objective.	LG	This option includes provision to meets the highest standards of sustainable design and construction to maximise the benefits from a range of renewable and sustainable energy sources – providing long terms positive effects against this SA objective.	LG
11	Biodiversity	Development on greenfield land has the potential to negatively impacts habitats and to lead to fragmentation. Mitigation measures including green corridors, and the enhancement of remaining biodiversity assets are necessary to ensure that long term effects are managed and that there is no net loss of biodiversity	Y	Development on greenfield land has the potential to negatively impacts habitats and to lead to fragmentation. Mitigation measures including green corridors and the enhancement of remaining biodiversity assets are necessary to ensure that long term effects are managed and that there is no net loss of biodiversity.	Y
				This option proposes development near Whiteley which lies close to the Upper Hamble Estuary and Woods (afforded statutory protection under European law). With the potential for significant effects on habitats and species [subject to screening with possible requirement for Appropriate Assessment] there are known sustainability issues relating to the biodiversity [habitats/ species] at this location.	O
12	Heritage	All housing and development can be designed to minimise impacts on valued historic environments	B	All housing and development can be designed to minimise impacts on valued historic environments and enhance	B
				All housing and development can be designed to minimise impacts on valued historic environments	B

SA Objectives		Option 1 Expand Bishops Waltham, Wickham and Knowle.	Option 2 Expand West of Waterlooville through a) intensification of the reserve site. b) through extension of the site.	Option 3 Concentrate growth at Whiteley	
		and enhance heritage settings.	heritage settings.	and enhance heritage settings.	
13	Landscape and Soils	The option proposes development on the periphery of settlements that are bounded by rural landscape settings. Sustainable and sympathetic design measures will be necessary to ensure that adverse impacts are minimised. This option also includes settlements proximal to the proposed South Downs National boundary, where issues of tranquillity will be a concern for this designation. Development through this option has potential for significant adverse impacts against this SA objective.	○	Y	○
14	Built Environment	All housing and development has the potential if sustainability designed has the potential to fit in with local character and context.	LG	LG	LG
15	Pollution	This option incorporates sustainable design measures and improved transport provision. If implemented these measures would minimise local and global sources of pollution which progresses the aims of this SA objective.	LG	LG	Y

SA Objectives	Option 1 Expand Bishops Waltham, Wickham and Knowle.	Option 2 Expand West of Waterlooville through a) intensification of the reserve site. b) through extension of the site.	Option 3 Concentrate growth at Whiteley
<p>Summary:</p> <p>Option 1 – the key hubs have a functional relationship with the southern area, more so than with the rest of Winchester District, however they also have a strong rural character based on their setting. Development at these towns has significant potential to adversely impact natural resource and landscape settings. Wickham, Knowle and Bishops Waltham are close to the Strategic Development Areas of Hedge End and Fareham so these areas are likely to be impacted by increased traffic and the potential for employment growth elsewhere to induce commuting by resident populations. Some of the key hubs in this option also border the proposed South Downs National Park. While increased recreation may be encouraged and the designation may serve to promote tourism opportunities, there is a strong likelihood that development pressures will lead to pressure on landscape and habitats requiring long term mitigation measures.</p> <p>Option 2 at West of Waterlooville strongly progresses SA objective for housing, communities and infrastructure well. This is especially the case because planned sustainable development already exists at this location and issues regarding infrastructure, housing and wider community concerns have been addressed as part of this development. Any additional intensification or extension would however be required to be subject to assessment of its implications for flooding/ impacts on greenspace/ local gap.</p> <p>Option 3 at Whiteley forms one side of the Meon Strategic Gap so potential issues of coalescence with other settlements exist. Significantly for long term development plans Whiteley is close to a Natura 2000 site and statutory European designation affords strong protection to the existing habitats and species. Development in this area would be required to prove that it will not have significant adverse impacts at this site in order to proceed. Strong precautionary measures surround development around Natura 2000 sites.</p> <p>Each Option demonstrates clear opportunities to progress SA objectives, however, given the concentration of development and the sensitivity of the receiving environment [particularly where statutory designations are relevant] there is a sound case for considering a combination of options (possibly elements of option 1 combined with option 2) that takes account of settlement aspirations and seeks to distribute development between each of the areas identified as having potential.</p>			

9. Core Issues	
Climate Change	
Option 1 Meet Minimum Requirements	Option 2 More Ambitious Option
<ul style="list-style-type: none"> Meet proposed targets for carbon reduction within the District (26%-32% by 2020), which may change over time. 	<ul style="list-style-type: none"> Set more challenging targets for carbon reduction within the District, e.g. 35%-40%, with tougher standards to ensure targets are met, including the measures below.
<ul style="list-style-type: none"> Adopt national Code for Sustainable Homes Level 6 by 2016 and meet South East Plan requirements. 	<ul style="list-style-type: none"> Adopt the PUSH targets (or higher) for the whole District: <ul style="list-style-type: none"> Level 3/BREEAM 'Very Good' from now. Level 4/BREEAM 'Excellent' from 2012. Level 6/BREEAM 'Excellent' from 2016.
<ul style="list-style-type: none"> Require that 10% of energy used in new development (schemes of 10+ houses or 1000+sq m of commercial floorspace) is produced on-site or from local renewable/sustainable sources. 	<ul style="list-style-type: none"> Require that a higher proportion (e.g. 20%) of energy is produced on-site or from local renewable/sustainable sources. This would apply to all new development, either by on-site generation (schemes of 5+ dwellings or 500+sq m of commercial floorspace) or a financial contribution from smaller schemes to support renewable/sustainable energy production schemes in the District.
<ul style="list-style-type: none"> Waste management, recycling and composting schemes developed in accordance with the Hampshire Minerals and Waste Core Planning Strategy's policies. New development to allow for the segregation, storage and collection of recyclable materials, green waste and residual waste, with more locally-based recycling, composting, etc infrastructure. 	<ul style="list-style-type: none"> Exceed the requirements of the Hampshire Minerals and Waste Core Planning Strategy, with increased emphasis on waste reduction, requirements to recycle demolition/ construction waste on-site, and local biomass plants to improve recycling and produce energy from waste and locally-grown wood coppice.
<ul style="list-style-type: none"> Adopt national standards for water efficiency (Code for Sustainable Homes/BREEAM), sustainable drainage and flood protection. 	<ul style="list-style-type: none"> Adopt PUSH targets (see above), with more emphasis on measures such as green roofs and higher standards of flood protection.

SA Objectives	Option 1 Meet Minimum Requirements	Option 2 More Ambitious Option
1 Building Communities	Requiring high levels of sustainable construction and design through the Code for Sustainable Homes could have a short-term negative impact on this SA objective by increasing house prices in the area, therefore reducing	Requiring high standards for the Code for Sustainable Homes and BREEAM could potentially have a short-term negative impact on this SA objective by increasing house prices in the area, therefore reducing accessibility of
	LG	DG

SA Objectives		Option 1 Meet Minimum Requirements		Option 2 More Ambitious Option	
		accessibility of housing to people with lower incomes. However, sustainable buildings reduce living costs and generate a sense of cohesion and inclusion within communities which provides long term positive effects, (Academy of Sustainable Communities, 2007).		housing to people with lower incomes. If affordability issues are addressed in the short term, then the long term benefits in terms of reduced utility costs will have significant positive effects for communities. Sustainable homes have proven benefits for community cohesion and a sense of community ownership.	
2	Infrastructure (including Green Infrastructure)	This option will have positive impacts on this SA objective by reducing pressure on existing infrastructure through measures such as ensuring that 10% of energy used in new developments is produced from on-site local renewable sources and the inclusion of waste infrastructure.	LG	This option will have long-term positive impacts on this SA objective requiring high standards for the Code for Sustainable Homes and BREEAM, which will reduce pressure on existing infrastructure. Measures such as ensuring that 20% of energy used in new developments is produced from on-site local renewable sources and sustainable waste management will also have a positive effect on infrastructure.	DG
3	Housing	This option requires national standards for the Code for Sustainable Homes and BREEAM, which if implemented will ensure a good supply of sustainable housing that is sympathetic to existing locations.	LG	Requiring high standards for the Code for Sustainable Homes and BREEAM may introduce affordability issues in the short term, however this option provides long term positive effects by progressing the SA objective for good quality housing that is durable and affordable in the longer term as a result of lower running costs.	DG
4	Economy and Employment	This option positively progresses this SA objective through requirements to reduce carbon emissions, which will therefore aid Winchester in moving towards a low carbon economy.	LG	This option positively progresses this SA objective through requirements to reduce carbon emissions, which will therefore aid Winchester in moving towards a low carbon economy. Strong targets have the potential to deter business, however, there is growth in some sectors where excellent environmental performance is recognised as conferring competitive advantage.	LG
5	Transport	Sustainably constructed and well designed new developments are designed for a low carbon economy and lifestyle. This will incorporate such measures as location of development, to reduce travel and well designed footpaths and cycle links, which will help to reduce car usage and will have long-term positive	LG	Sustainably constructed and well designed new developments are designed for a low carbon economy and lifestyle. This will incorporate such measures as location of development, to reduce travel and well designed footpaths and cycle links, which will help to reduce car usage and will have long-term positive	LG

SA Objectives		Option 1 Meet Minimum Requirements		Option 2 More Ambitious Option	
		impacts.		impacts.	
6	Health	This option seeks to reduce carbon emissions by 26% - 32% in the next 12 years and also seeks to require that 10% of energy used in new development is produced on-site from local renewable sources. This will reduce emissions having a long-term positive effect on air quality and therefore the health of the public. Buildings delivered using sustainable materials have significant lower pollution loads and healthier places to live and work.	LG	This option seeks to reduce carbon emissions by 35% - 40% and also seeks to require that 20% of energy used in new development is produced on-site from local renewable sources. This will reduce emissions having a long-term positive effect on air quality and therefore the health of the public. Buildings delivered using sustainable materials have significant lower pollution loads and healthier places to live and work.	LG
7	Water	This option positively progresses this SA objective through requiring the incorporation of water efficiency measures, sustainable drainage systems and flood protection within new developments. The Winchester City Council SFRA 2007 highlights the need for careful investigation of local flood risk at most locations before development is allocated. There is potential for the option to have a separate section specifically focussed on the issue of flooding.	LG	This option positively progresses this SA objective through requiring the incorporation of water efficiency measures, sustainable drainage systems and flood protection within new developments to an excellent/ exceptional standard to meet the predicted water supply and resource challenges of the future. The Winchester City Council SFRA 2007 highlights the need for careful investigation of local flood risk at most locations before development is allocated. There is potential for the option to have a separate section specifically focussed on the issue of flooding.	DG
8	Waste	The policy ensures waste management, recycling and composting schemes will be developed in accordance with Hampshire Minerals and Waste Core Planning Strategy's policies. This along with locally-based recycling and sustainable design and construction will have long-term positive effects on this SA objective.	LG	This policy will exceed the measures presented in option 1 and will therefore positively progress this SA objective.	DG
9	Climate Change	There will be long-term positive effects on climate change as a result of this policy through promoting renewable energy generation, energy efficient developments and targets for reducing carbon emissions. Measures included within the Code for Sustainable Homes/BREEAM such as Sustainable Drainage Systems and green roofs will help to reduce the risk of flooding, though the issue of flooding needs to be given greater weight in terms of adaptation as it is a serious consequence of a changing climate.	LG	There will be long-term positive effects on climate change as a result of this policy through promoting renewable energy generation, energy efficient developments and targets for reducing carbon emissions. Stretch targets for emissions reduction will produce local and wider cumulative benefits. Measures included within the Code for Sustainable Homes/BREEAM such as Sustainable Drainage Systems and green roofs will help to reduce the risk of flooding, though the issue of flooding needs to be	DG

SA Objectives		Option 1 Meet Minimum Requirements		Option 2 More Ambitious Option	
				given greater weight in terms of adaptation as it is a serious consequence of a changing climate.	
10	Sustainable Construction	This option meets the current minimum levels for sustainable construction and design with the requirement that new developments reach level 6 of the Code for Sustainable Homes by 2016. It will therefore have a positive effect on this SA objective.	LG	This option ensures that new development will meet increasing levels of sustainable construction and design through BREEAM and Code for Sustainable Homes standards (working towards zero carbon or carbon positive development), which will have long-term positive effects on this SA objective.	DG
11	Biodiversity	This option will have a positive impact on this SA objective as the Code for Sustainable Homes and BREEAM take account of the impact that a new development will have on the local ecosystem, which would include measures to protect or enhance the ecology of the area. Good development also seek to enhance biodiversity where possible e.g. through green roofs and green corridors.	LG	This policy will have a positive impact on this SA objective as the Code for Sustainable Homes and BREEAM take account of the impact that a new development will have on the local ecosystem, which would include measures to protect or enhance the ecology of the area. Good development also seek to enhance biodiversity where possible e.g. through green roofs and green corridors.	LG
12	Heritage	The policy requires that 10% of energy used in new development is produced on-site from local renewable sources. The use of micro-renewables to meet this target could have negative a negative effect on heritage (either physically or through visual impact). There is potential for the option to encourage sustainable design, which would ensure new developments are sensitively designed in regard to heritage.	Y	The policy requires that 20% of energy used in new development is produced on-site from local renewable sources. The use of micro-renewables and construction of biomass plants to meet this target could have a negative effect on heritage (either physically or through visual impact). There is potential for the option to encourage sustainable design, which would ensure new developments are sensitively designed in regard to heritage.	Y
13	Landscape and Soils	Option requires national standards for the Code for Sustainable Homes and BREEAM, this along with waste management, recycling and composting schemes will help to reduce the need for landfills, therefore having a long-term positive impact on the landscape and soils of Winchester District.	LG	The development of biomass plants and the associated locally grown wood coppice could potentially have a negative effect on the landscape of the district. This would depend on the size and location of these developments and appropriate mitigation measures would be required.	Y
14	Built Environment	All new sustainable builds can be designed and sited to accommodate and promote local distinctiveness and a sense of place and style.	LG	All new sustainable builds can be designed and sited to accommodate and promote local distinctiveness and a sense of place and style.	LG
15	Pollution	This option seeks to reduce carbon emissions by 26% - 32% in the next 12 years and also seeks to require that 10% of energy used in new development is produced on-site from	LG	The policy will exceed the measures presented in Option 1 and will therefore positively progress this SA objective through the reduction of carbon emissions.	DG

SA Objectives	Option 1 Meet Minimum Requirements	Option 2 More Ambitious Option
	local renewable sources. This proposed reduction in emissions will help to improve local and global air quality, therefore having a positive effect on this SA objective.	
<p>Summary:</p> <p>Option 1 performs well against the SA objectives relating infrastructure, health, climate change, waste and water. The policy proposes to adopt the Code for Sustainable Homes Level 6 by 2016 and that 10% of energy used in new development is produced on-site from renewable sources. These will help to meet the proposed target for carbon reduction within the District of 26% to 32% by 2020 and the objectives of the Winchester Climate Change Strategy. The production of 10% energy from on-site renewables along with energy and water efficient buildings will reduce pressure on existing infrastructures. The proposal for waste management, recycling and composting schemes will have a positive effect on infrastructure. The reduction in carbon emissions will have long-term positive effects on climate change, health and pollution. Sustainable Drainage Systems and measures contained within the Code for Sustainable Homes will help to reduce the risk of flooding, although the risk will be dependent on the location of the development.</p> <p>Option 2 performs well against the majority of SA objectives, especially those relating to infrastructure, water, waste, climate change and sustainable construction. It sets targets for carbon reduction within the district of 35% to 40% by 2020 with tougher standards to ensure targets are met. The option will have positive impacts on infrastructure by producing 20% of energy in new developments with on-site renewable sources and through requiring high levels of the Code for Sustainable Homes/BREEAM, which will include water and energy efficiency measures. The reduction in carbon emissions will have long-term positive impacts on climate change, health and pollution. The use of micro-renewables and construction of biomass plants to meet this target could have a negative effect on heritage. There is potential for the option to encourage sustainable design, which would ensure new developments are sensitively designed in regard to heritage. Requiring high standards for the Code for Sustainable Homes and BREEAM could have a short-term negative impact on housing by increasing house prices in the area, therefore reducing accessibility of housing to people with lower incomes.</p> <p>There is potential for the options to more explicitly address flooding, in particular long term adaptation measures as this is a serious issue as highlighted by the Winchester City Council SFRA 2007.</p>		

10. Transport and Connectivity	
Option 1 Maintain/Improve Current Policies	Option 2 More Radical Option
<ul style="list-style-type: none"> ▪ Improve the attractiveness of bus transport by providing bus lanes, improving bus stops, seeking lower fares and increasing frequency. These changes should be based on market research to ensure that services run at the times that people need them and to the right destinations. ▪ In urban areas measures such as bus lanes and bus priority would be promoted but in the rural areas the availability of regular bus services and adequate bus stops is more relevant. 	<ul style="list-style-type: none"> ▪ More bus quality partnership are identified and implemented along with investment in infrastructure. ▪ Rail and station improvements are identified and implemented including new stations where operationally and economically viable. ▪ Infrastructure improvements funded by increased parking and other charges (see below), to secure wider and more regular services, especially for the key hubs and local hubs (Winchester already being relatively well served).
<ul style="list-style-type: none"> ▪ Public car parking provision and pricing continues to distinguish between short-stay in town centres and long stay on the edge of centres or in park and ride. ▪ Complete the provision of park and ride sites on key routes in Winchester and consider park and ride/park and walk sites on the edge of the market towns or key employment locations. 	<ul style="list-style-type: none"> ▪ Short stay parking provided in town/hub centres, possibly on more peripheral sites to facilitate traffic free areas. Extension of preferential charging rates for low-emission vehicles in car parks and residents' parking schemes, or restrictions on higher-emission vehicles. ▪ Long stay parking gradually reduced in volume and increased in price. As public transport facilities are improved shift in emphasis from park and ride to promoting the whole journey by public transport. ▪ General reduction in centrally located car parks
<ul style="list-style-type: none"> ▪ Car parking provision in new development is minimised, especially in locations which are accessible by public transport, with correspondingly high levels of cycle parking, and contributions towards public transport improvements. ▪ New commercial development of 1000sq m floorspace to produce travel plans to identify non-car alternatives and encourage their use. 	<ul style="list-style-type: none"> ▪ New development in the most accessible locations will be prevented from providing car parking, with more rigorous limits on parking provision in non-residential development elsewhere. ▪ Employers are helped to promote forms of working which minimise the need to travel, run work transport schemes and encourage staff to live near their work. Existing private car parking is taxed to encourage its redevelopment for more beneficial uses. ▪ Residential development in urban locations has minimal parking and alternatives, such as car clubs, are developed.
<ul style="list-style-type: none"> ▪ Some road space would be used to provide wider footpaths, cycle lanes and/or bus lanes, especially in the larger settlements. 	<ul style="list-style-type: none"> ▪ Car use would be penalised, especially in congested and polluted areas and at peak times. This may be by congestion charging, carbon rationing or other measures, some of which may require new legislation or technology. ▪ More roads in town centres would be remodelled to reflect the 'Shared Space' principles or used for public transport, cycling or walking routes.

SA Objectives		Option 1 Maintain/Improve Current Policies		Option 2 More Radical Option	
1	Building Communities	The Live for the Future community events highlighted the issue of access to services for rural communities. This option will have a long-term positive effect on this SA objective through the provision of regular bus services and adequate bus stops in rural areas, increasing access to services and reducing social exclusion.	LG	As noted in relation to Option 1, access for rural communities has been highlighted as an issue in Winchester. Potential improvements to public transport for local and key hubs would improve access for rural communities and reduce social exclusion. These improvements would need to be appropriately phased in with car/parking restrictions so as not to exacerbate the exclusion of rural communities. An adequate level of parking will need to be maintained within urban centres for identified user groups to avoid the exclusion of the elderly or disabled who might need the continued use of the private vehicle for access to these areas.	LG
2	Infrastructure (including Green Infrastructure)	The option will provide increased public transport infrastructure through improving bus services, cycle lanes and footpaths. There will be a long-term positive effect on this SA objective through these measures. Improvements to the transport infrastructure would need to be appropriately phased in with car/parking restrictions to ensure that the issues surrounding access are not exacerbated.	LG	The option will provide increased public transport infrastructure, funded through increased parking and other charges, having a long-term positive effect on this SA objective. Improvements to the transport infrastructure would need to be appropriately phased in with car/parking restrictions to ensure that the issues surrounding access are not exacerbated.	LG
3	Housing	N/A		N/A	
4	Economy and Employment	The option will have a long-term positive effect on moving Winchester towards a low carbon economy through improvements to public transport, minimising parking in new developments and improved footpaths and cycle lanes. There will also be benefits for the rural economy as increased access to key hubs will provide new customers and markets that were previously unavailable. Potential short term negative impacts may be experienced by businesses through a reduction of parking.	LG	The option will have a long-term positive effect on moving Winchester towards a low carbon economy through improvements to public transport, car charges and parking restrictions. There will also be help for employers to promote forms of working that reduce the need to travel, such as allowing employees to work from home. Reducing the amount of parking available and implementing charges for vehicles will help to reduce the levels of commuting within the District. Potential short term negative impacts may be experienced by businesses through a reduction of parking.	LG

SA Objectives		Option 1 Maintain/Improve Current Policies		Option 2 More Radical Option	
5	Transport	This option positively progresses this SA objective through improvements to public transport, footpaths and cycle links, which will contribute to a reduction of car use in the district and increased access. The provision of park and ride sites on key routes along with minimising car parking in new developments will also help to reduce the levels of car use during peak times.	DG	This option positively progresses this SA objective through improvements to public transport infrastructure, footpaths and cycle links, which will contribute to a reduction of car use in the district and increased access. Introducing car charges and parking restrictions will also help to reduce levels of car use and generate income for further public transport improvements. This more radical measures proposed by this option have greater potential to affect a step change in behaviour that will be necessary to resolve some of the key long term issues identified for Winchester.	DG
6	Health	This policy will have long-term positive effects on the health of the district as improved public transport and measures to reduce private vehicle use will lead to a reduction in emissions and therefore an increase in air quality. Improvements to footpaths and cycle lanes will also encourage people to live healthier and more active lifestyles.	LG	This policy will have long-term positive effects on the health of the district as improved public transport and measures to reduce private vehicle use will lead to a reduction in emissions and therefore an increase in air quality. A reduction in available parking and vehicle charges within urban centres will also help to improve air quality within these areas. Encouragement for closer home/work siting also has indirect health benefits, reducing stress/ anxiety from unsustainable commuting patterns.	DG
7	Water	N/A		N/A	
8	Waste	N/A		N/A	
9	Climate Change	The policy positively progresses this SA objective by reducing levels of car use and therefore reducing carbon emissions.	LG	The policy positively progresses this SA objective by reducing levels of car use and therefore reducing carbon emissions. Long term positive, cumulative impacts are likely as a result of the progressive measures proposed.	DG
10	Sustainable Construction	N/A		N/A	
11	Biodiversity	A reduction in car use will have a positive effect on this SA objective as vehicles in rural areas can seriously degrade verges, damaging important habitats, flora and fauna. Reduced emission levels also support an increase in air quality which is directly relevant for a wide range of habitats and species.	LG	A reduction in car use will have a positive effect on this SA objective as vehicles in rural areas can seriously degrade verges, damaging important habitats, flora and fauna. Reduced emission levels also support an increase in air quality which is directly relevant for a wide range of habitats and species.	LG
12	Heritage	A reduction in car use will have a positive effect on this SA	LG	A reduction in car use will have a positive effect on this SA	LG

SA Objectives		Option 1 Maintain/Improve Current Policies		Option 2 More Radical Option	
		objective as vehicles can have a negative impact on the built environment through increased emissions, which can damage historical buildings. Improvements to public transport will also help to increase access to cultural and heritage resources and activities.		objective as vehicles can have a negative impact on the built environment through increased emissions, which can damage historical buildings. Improvements to public transport will also help to increase access to cultural and heritage resources and activities.	
13	Landscape and Soils	Reducing the levels of traffic in the district will have a long-term positive effect on the landscape of settlements by reducing noise levels and therefore increasing tranquillity. This is particularly relevant for areas bordering the proposed South Downs National Park boundary.	LG	Reducing the levels of traffic in the district will have a long-term positive effect on the landscape of settlements by reducing noise levels and therefore increasing tranquillity. This is particularly relevant for areas bordering the proposed South Downs National Park boundary.	LG
14	Built Environment	N/A		N/A	
15	Pollution	The option will have long-term positive impacts on reducing air and noise pollution within the district. Improving public transport and introducing parking restrictions will help to reduce the level of vehicles and therefore reduce the emissions and noise generated by traffic.	LG	The option will have long-term positive impacts on reducing air and noise pollution within the district. Improving public transport, parking restrictions and introducing charges for higher-emission vehicles will help to reduce the level of vehicles and therefore reduce the emissions and noise generated by traffic.	DG
<p>Summary:</p> <p>Option 1 performs well against the majority of SA objectives, especially against transport, climate change and health. The policy will deliver improvements to bus services, park and ride schemes, footpaths and cycle links, which will contribute to a reduction of car use in the district and increased access for rural communities. A reduction in car use will lead to improvements in air quality and a reduction of noise pollution, which will have long-term positive impacts on climate change, landscape and health in the district. Other positive measures contained within the policy in a bid to reduce private vehicle use, is for car parking to be minimised in new developments and for commercial development of 1000sq m floorspace to produce travel plans to encourage public transport use. There is potential for the policy to include rail and station improvements as well as bus service improvements as this would increase the policies effect on reducing poor access for rural communities.</p> <p>Option 2 again performs well against the majority of SA objectives, positively progressing objectives relating to transport, climate change and health. It presents a more radical set of measures that include a large reduction in parking capacity and the introduction of vehicle charges in urban areas at peak times. The income generated from parking and vehicle charges can then be used to fund sustainable transport measures within and around the key and local hubs. The option will have long-term positive impacts on reducing air and noise pollution within the district. Improving public transport, increasing parking restrictions and introducing charges for higher-emission vehicles will help to reduce the use of the private vehicle and therefore reduce the emissions and noise generated by them. An adequate level of affordable parking will need to be maintained within settlements to avoid the exclusion of the elderly or disabled who might need the continued use of the private vehicle for access to these areas. Improvements to the transport infrastructure would need to be appropriately phased in with car/parking restrictions to ensure that the issues surrounding access are not exacerbated.</p>					

SA Objectives	Option 1 Maintain/Improve Current Policies	Option 2 More Radical Option
Due to the high level of car use and issues surrounding access in Winchester a combination of the core measures in option 1 with the more progressive elements in option 2 would provide the most effective long term benefits.		

11. Health and Wellbeing and Inclusive Society

Affordable Housing

The HMA recommends that the District should aim to secure 40% affordable housing from new developments, with a higher level of up to 50% in the settlements of less than 3000 population and across the rural areas where development economics are robust.

The HMA also explored different ways of determining the affordable housing requirement, as alternatives to the existing system using number of dwellings. It also suggests other mechanisms to secure affordable housing that may be relevant in this District, where the shortfall is so acute and it is such a priority across the whole District – the options below examine these.

SA Objectives		Option 1 Alternative measures of achieving affordable housing To determine on site affordable housing requirement based on: a) the number of habitable rooms, or b) floorspace, or c) site area	Option 2 Contributions from non-residential proposals To require a contribution for affordable housing from non-residential development proposals	Option 3 Fully flexible approach Implement a fully flexible approach negotiated on a location basis. The needs for affordable housing should ensure that it is delivered where and when it is needed most.
1	Building Communities	Any approach that is likely to increase the level of affordable housing in the District is supported from a sustainable communities perspective, contributing to community inclusion and cohesion. LG	Any approach that is likely to increase the level of affordable housing in the District is supported from a sustainable communities perspective, contributing to community inclusion and cohesion. LG	In-principle, the approach to providing affordable housing where it is most needed is supported from a communities perspective, however it is unclear whether this approach will provide enough certainty in terms of meeting the 40 % housing ?

SA Objectives		Option 1 Alternative measures of achieving affordable housing To determine on site affordable housing requirement based on: a) the number of habitable rooms, or b) floorspace, or c) site area	Option 2 Contributions from non-residential proposals To require a contribution for affordable housing from non-residential development proposals	Option 3 Fully flexible approach Implement a fully flexible approach negotiated on a location basis. The needs for affordable housing should ensure that it is delivered where and when it is needed most.	
				requirement.	
2	Infrastructure (including Green Infrastructure)	Uncertain effect. The implications of charging all developers for Affordable housing may mean less money is available for other developer-funded infrastructure.	?	Y	N/A
3	Housing	The current approach of using thresholds is not delivering the required level of affordability, as many development sites fall below the affordable housing thresholds. This option provides an alternative approach, which is likely to assist in capturing contributions from all new residential development, hence increasing the level of affordable housing in the District.	LG	LG	It is unclear whether this approach will provide enough certainty in terms of meeting the 40 % housing requirement. In principle, the approach is supported, however implementation and monitoring may be difficult.
4	Economy and Employment	Through better assisting in meeting the housing needs of the District this option is likely to have indirect, but significant benefits for the economy. A decline in provision of affordable housing will exacerbate recruitment difficulties in towns such as Winchester.	LG	LG	This approach, whilst supported from a housing perspective, does not give developers certainty, and may lead to protracted negotiations for individual developments.

SA Objectives		Option 1 Alternative measures of achieving affordable housing To determine on site affordable housing requirement based on: a) the number of habitable rooms, or b) floorspace, or c) site area	Option 2 Contributions from non-residential proposals To require a contribution for affordable housing from non-residential development proposals	Option 3 Fully flexible approach Implement a fully flexible approach negotiated on a location basis. The needs for affordable housing should ensure that it is delivered where and when it is needed most.
			employees will lead to ongoing recruitment difficulties for employers. There may be difficulties in convincing retail/employment property developers of the benefits of this approach.	
5	Transport	N/A	N/A	N/A
6	Health	N/A	N/A	N/A
7	Water	N/A	N/A	N/A
8	Waste	N/A	N/A	N/A
9	Climate Change	N/A	N/A	N/A
10	Sustainable Construction	N/A	N/A	N/A
11	Biodiversity	N/A	N/A	N/A
12	Heritage	N/A	N/A	N/A
13	Landscape and Soils	N/A	N/A	N/A
14	Built Environment	N/A	N/A	N/A
15	Pollution	N/A	N/A	N/A
<p>Summary:</p> <p>As these Options deal with the specific matter of how to determine Affordable Housing contributions, the majority of SA objectives are not relevant in this instance.</p> <p>The key consideration in developing these options should be to maximise on-the-ground delivery of affordable housing in the District. As discussed in the Housing Market Assessment (DTZ 2007) in 2005/2006, only 23% of Winchester’s new housing stock was developed as affordable housing. In order to meet the potential options of 40% affordable housing requirement being proposed for Winchester (and 50 % in towns and villages of less than 3000), Council needs to consider alternative means of funding. Both Options 1 and 2 are therefore considered worth exploring, as they may help in capturing more developer funding</p>				

SA Objectives	Option 1 Alternative measures of achieving affordable housing To determine on site affordable housing requirement based on: a) the number of habitable rooms, or b) floorspace, or c) site area	Option 2 Contributions from non-residential proposals To require a contribution for affordable housing from non-residential development proposals	Option 3 Fully flexible approach Implement a fully flexible approach negotiated on a location basis. The needs for affordable housing should ensure that it is delivered where and when it is needed most.
for affordable housing contributions (although it is noted this may leave less money in the pot for other developer-funded infrastructure). Option 3, whilst supported in principle is likely to lead to implementation and monitoring difficulties, and less certainty for developers which has long term negative consequences for the delivery of affordable housing.			

12. Health and Wellbeing and Inclusive Society

Housing Mix

SA Objectives	Option 1 Maintain existing approach as set out in the adopted Local Plan All sites must provide 50% of dwellings as small units (1 or 2 bed).	Option 2 Deliver more medium sized dwellings All sites must provide 50% of dwellings as medium sized units (2 or 3 bed).	Option 3 Fully flexible Approach Fully flexible approach to respond to market need at the time of delivery.			
1 Building Communities	As highlighted by the community consultation carried out by Winchester City Council there is a need for mid sized dwellings for families to aspire to. This option will therefore have a negative effect on this SA objective as it will not cater for the needs of all the community as it focuses on smaller dwellings.	Y	The community consultation highlighted the need for medium sized housing for families and for smaller dwellings to accommodate older people and an ageing population. This option will therefore have a negative effect on this SA objective as it focuses on medium sized and does not address the need for smaller dwellings (e.g. catering for an ageing population).	Y	The option could positively progress this objective as it will provide housing for a wide range of the population if the authority is able to negotiate a mixed provision effectively. This will help to create balanced communities which cater for the needs of all sections of the community.	LG
2 Infrastructure (including Green	N/A.		N/A.		N/A.	

SA Objectives		Option 1 Maintain existing approach as set out in the adopted Local Plan All sites must provide 50% of dwellings as small units (1 or 2 bed).	Option 2 Deliver more medium sized dwellings All sites must provide 50% of dwellings as medium sized units (2 or 3 bed).	Option 3 Fully flexible Approach Fully flexible approach to respond to market need at the time of delivery.			
	Infrastructure)						
3	Housing	As previously mentioned this option is unlikely to meet the demand for medium sized dwellings in the District and will therefore have a negative effect on this SA objective.	Y	As previously mentioned this option is unlikely to meet the demand for small sized dwellings in the District and will therefore have a negative effect on this SA objective.	Y	This option has the potential to meet the housing mix requirements for the district, as a flexible approach will allow dwelling size to be selected in terms of market demand and location. This option will have long-term positive effects on the housing mix in the District.	DG
4	Economy and Employment	N/A.		N/A.		N/A.	
5	Transport	N/A.		N/A.		N/A.	
6	Health	N/A.		N/A.		N/A.	
7	Water	N/A.		N/A.		N/A.	
8	Waste	N/A.		N/A.		N/A.	
9	Climate Change	N/A.		N/A.		N/A.	
10	Sustainable Construction	N/A.		N/A.		N/A.	
11	Biodiversity	N/A.		N/A.		N/A.	
12	Heritage	N/A.		N/A.		N/A.	
13	Landscape and Soils	N/A.		N/A.		N/A.	
14	Built Environment	Specification of small units as 50% of provision will require careful design to ensure that local style and types/ scale of building is respected.	Y	Specification of medium sized units as 50% of provision will require careful design to ensure that local style and types/ scale of building is respected.	Y	A flexible approach to development has greater potential to ensure that building design reflects locally distinctive style and character.	LG
15	Pollution	N/A.		N/A.		N/A.	
Summary:							
Option 1 ensures that sites will provide 50% of dwellings as small units, which will help to provide for an identified ageing population. It will not however cater for							

SA Objectives	Option 1 Maintain existing approach as set out in the adopted Local Plan All sites must provide 50% of dwellings as small units (1 or 2 bed).	Option 2 Deliver more medium sized dwellings All sites must provide 50% of dwellings as medium sized units (2 or 3 bed).	Option 3 Fully flexible Approach Fully flexible approach to respond to market need at the time of delivery.
<p>the demand of medium sized dwellings for families and will therefore have a negative effect on building communities and housing.</p> <p>Option 2 ensures that sites will provide 50% of dwellings as medium units, which will provide for the housing demand of families. The option will not however cater for the demand of small sized dwellings for the elderly and will therefore have a negative effect on building communities and housing.</p> <p>Option 3 is preferred as it provides a fully flexible approach to housing mix, responding to market needs at the time of delivery. The option will have long-term positive effects on building communities and housing as it will cater to the needs of all sections of the community, and allows for integration of new development with existing context/ design.</p>			

13. Health and Wellbeing and Inclusive Society
Housing for Specific Communities

SA Objectives	Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site) <ul style="list-style-type: none"> This site has the benefit of already existing with established family groups. The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent. <ul style="list-style-type: none"> These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation <ul style="list-style-type: none"> Need to explore options for this as part of the Site Allocations Development Plan Document. Areas of search should be based on areas close to a good range of facilities and services including schools. 				
1	Building Communities	The Tynefield site currently has capacity for 18 family pitches. There is a danger that sites which are currently accepted by the local community can be perceived as overwhelming if they are extended. The site is already above the	B	Gypsies and travellers will often settle in areas which meet their needs or where they are simply able to stay. Where sites have become established, there is evidence of community integration, and there is good access to facilities this option	LG	This option would allow for community involvement from both the settled and travelling communities in the allocation of sites and ensure that any development is located with access to facilities which is particularly important in	DG

SA Objectives		Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site) <ul style="list-style-type: none"> ▪ This site has the benefit of already existing with established family groups. ▪ The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent. <ul style="list-style-type: none"> ▪ These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation <ul style="list-style-type: none"> ▪ Need to explore options for this as part of the Site Allocations Development Plan Document. ▪ Areas of search should be based on areas close to a good range of facilities and services including schools. 			
		optimum site recommended in planning policy and this approach may not be beneficial to social integration. Inclusion of some sites of an acceptable scale in the possible expansion of Whiteley would meet the aims of this objective in relation to accessibility of community facilities and helping to reduce social inclusion. The potential cumulative impact of this option is difficult to assess as it is composed of two different proposals.		may perform well against this objective.		relation to health and education. This approach should perform well against the aims of this objective, particularly in the long term, and should avoid adverse cumulative impact from the incremental development of sites.	
2	Infrastructure (including Green Infrastructure)	This option has the potential to make further use of existing infrastructure and may include further enhancement of existing facilities. Therefore it should progress this objective or limit any adverse impact.	LG	The impact of this option will be dependant on the location of the unauthorised sites and the level of services already in situ or which are required. These existing sites will need to be carefully assessed against agreed criteria and forthcoming core development control polices rather than being allowed any form of blanket acceptance.	B	Allocations can be made on a criteria basis which ensures the provision of suitable and adequate infrastructure.	DG
3	Housing	Any option which involves the allocation of further sites to meet the	DG	This option will authorise existing sites and give security of tenure to	DG	Any option which involves the allocation or establishment of further	DG

SA Objectives		Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site) <ul style="list-style-type: none"> ▪ This site has the benefit of already existing with established family groups. ▪ The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent. <ul style="list-style-type: none"> ▪ These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation <ul style="list-style-type: none"> ▪ Need to explore options for this as part of the Site Allocations Development Plan Document. ▪ Areas of search should be based on areas close to a good range of facilities and services including schools. 			
		identified need will progress this objective.		existing residents. This will also have positive synergistic impacts for health issues.		sites to meet the identified need will progress this objective.	
4	Economy and Employment	These locations should offer reasonable access to a range of employment opportunities for those who wish to take advantage of existing employment arrangements.	DG	Security of tenure allows residents to establish working practices and patterns and contribute to the economy. This is important as many are self employed.	DG	Allocation of sites could be in locations which offer reasonable access to a range of employment opportunities for those who wish to enter conventional employment arrangements.	DG
5	Transport	As a key hub, Whiteley should be able to provide this site with good access to public transport and community facilities thereby giving potential for a reduction in reliance on the private vehicle. However, current public transport provision is poor and will require development in order to progress this objective positively in the long and short term.	B	Existing sites may not be in locations with good access to facilities and may not address the need to reduce use of the private vehicle. Therefore there is potential for long term adverse impact, if good sustainable transport facilities are not available or cannot be economically integrated.	B	As noted above, allocations can be subject to a range of criteria. This can include location and sites choice may include objectives which meet the requirement to reduce dependence on the private vehicle is support of the aims of the SA Framework.	DG
6	Health	There are significant health issues in the travelling population and access to facilities is an important factor, as is security of tenure which establishes consistency of health care. Therefore, the allocation of permanent sites progresses this objective and should have	DG	There are significant health issues in the travelling population and access to facilities is an important factor, as is security of tenure which establishes consistency of health care. Whilst this option provides for the latter it does not necessarily address the former. Therefore the	L G	There are significant health issues in the travelling population and access to facilities is an important factor, as is security of tenure which establishes consistency of health care. Therefore the allocation of permanent sites in appropriate locations progresses this objective	DG

SA Objectives		Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site) <ul style="list-style-type: none"> This site has the benefit of already existing with established family groups. The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent. <ul style="list-style-type: none"> These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation <ul style="list-style-type: none"> Need to explore options for this as part of the Site Allocations Development Plan Document. Areas of search should be based on areas close to a good range of facilities and services including schools. 			
		continuing and long term benefits.		authorisation of existing sites progresses this objective but is dependant on location to achieve maximum benefit		and should have continuing and positive long term benefits.	
7	Water	All developments can incorporate aspects of water management for e.g. the use of sustainable urban drainage systems and demand management. There is potential but this cannot be assessed at this strategic stage. Site allocations should also take account of environmental sensitivities and the vulnerabilities of the water environment.	B	All developments can incorporate aspects of water management for e.g. the use of sustainable urban drainage systems and demand management. There is potential but this cannot be assessed at this strategic stage. Site allocations should also take account of environmental sensitivities and the vulnerabilities of the water environment.	B	All developments can incorporate aspects of water management for e.g. the use of sustainable urban drainage systems and demand management. There is potential but this cannot be assessed at this strategic stage. Site allocations should also take account of environmental sensitivities and the vulnerabilities of the water environment.	B
8	Waste	Sites located in or near existing facilities or settlements should be able to benefit from existing kerb side recycling schemes. This should provide short and long term positive progression of this objective.	DG	Unauthorised sites may be in locations where kerb side recycling services are not viable. If this is the case, on site recycling facilities should be provided and serviced.	B	If sites are allocated in or near existing facilities or settlements they should be able to benefit from existing kerb side recycling schemes. This should provide short and long term positive progression of this objective.	DG
9	Climate Change	All developments can incorporate aspects of renewable energy production e.g. solar panels on wash blocks or small turbines. There	B	All developments can incorporate aspects of renewable energy production e.g. solar panels on wash blocks or small turbines. There	B	All developments can incorporate aspects of renewable energy production e.g. solar panels on wash blocks or small turbines. There	B

SA Objectives		Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site) <ul style="list-style-type: none"> ▪ This site has the benefit of already existing with established family groups. ▪ The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent. <ul style="list-style-type: none"> ▪ These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation <ul style="list-style-type: none"> ▪ Need to explore options for this as part of the Site Allocations Development Plan Document. ▪ Areas of search should be based on areas close to a good range of facilities and services including schools. 			
		is potential but this cannot be assessed at this strategic stage.		is potential but this cannot be assessed at this strategic stage.		is potential but this cannot be assessed at this strategic stage.	
10	Sustainable Construction	All developments can incorporate aspects of sustainable construction e.g. timber frame wash blocks. There is potential but this cannot be assessed at this strategic stage.	B	All developments can incorporate aspects of sustainable construction e.g. timber frame wash blocks. There is potential but this cannot be assessed at this strategic stage.	B	All developments can incorporate aspects of sustainable construction e.g. timber frame wash blocks. There is potential but this cannot be assessed at this strategic stage.	B
11	Biodiversity	It is assumed that existing sites and proposals for expansion are not in areas which would have adverse impact on the aims of this objective. There should be no adverse impact experienced either cumulatively or over time.	B	The impact of this option will be dependant on the location of the unauthorised sites. These existing sites will need to be carefully assessed against agreed criteria and forthcoming core development control polices rather than being allowed any form of blanket acceptance. Particular attention will need to be given to the requirements of the Habitats Directive, alongside more regional and local biodiversity interests (Biodiversity Action Plan for Winchester, 2005).	B	Site allocations should conform to criteria which do not allow any form of adverse impact on this objective.	B
12	Heritage	It is assumed that existing sites and proposals for expansion are not in areas which would have adverse impact on the aims of this objective. There should be no adverse impact	B	The impact of this option will be dependant on the location of the unauthorised sites. These existing sites will need to be carefully assessed against agreed criteria	B	Site allocations should conform to criteria which do not allow any form of adverse impact on this objective.	B

SA Objectives		Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site) <ul style="list-style-type: none"> ▪ This site has the benefit of already existing with established family groups. ▪ The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent. <ul style="list-style-type: none"> ▪ These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation <ul style="list-style-type: none"> ▪ Need to explore options for this as part of the Site Allocations Development Plan Document. ▪ Areas of search should be based on areas close to a good range of facilities and services including schools. 			
		experienced either cumulatively or over time.		and forthcoming core development control polices rather than being allowed any form of blanket acceptance.			
13	Landscape and Soils	It is assumed that existing sites and proposals for expansion are not in areas which would have adverse impact on the aims of this objective. There should be no adverse impact experienced either cumulatively or over time.	B	The impact of this option will be dependant on the location of the unauthorised sites and there greater potential for impact where sites have not been guided by policy. These existing sites will need to be carefully assessed against agreed criteria and forthcoming core development control polices rather than being allowed any form of blanket acceptance.	Y	Site allocations should conform to criteria which do not allow any form of adverse impact on this objective. Sites which are close to existing services and facilities are less likely to generate negative impacts.	LG
14	Built Environment	It is assumed that existing sites and proposals for expansion are not in areas which would have adverse impact on the aims of this objective. There should be no adverse impact experienced either cumulatively or over time.	B	The impact of this option will be dependant on the location of the unauthorised sites. These existing sites will need to be carefully assessed against agreed criteria and forthcoming core development control polices rather than being allowed any form of blanket acceptance.	B	Site allocations should conform to criteria which do not allow any form of adverse impact on this objective.	LG
15	Pollution	Due to the more outdoor lifestyle of most Gypsies and Travellers, issues of noise and light pollution can arise.	LG	Due to the more outdoor lifestyle of most Gypsies and Travellers, issues of noise and light pollution can arise.	LG	Site allocations should conform to criteria which do not allow any form of adverse impact on this objective.	LG

<p>SA Objectives</p>	<p>Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site)</p> <ul style="list-style-type: none"> ▪ This site has the benefit of already existing with established family groups. ▪ The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	<p>Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent.</p> <ul style="list-style-type: none"> ▪ These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	<p>Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation</p> <ul style="list-style-type: none"> ▪ Need to explore options for this as part of the Site Allocations Development Plan Document. ▪ Areas of search should be based on areas close to a good range of facilities and services including schools.
	<p>However it is assumed that these problems have not arisen on the existing site and therefore there should no further adverse impact.</p>	<p>However it is assumed that these problems have not arisen on the existing sites and therefore there should no further adverse impact.</p>	
<p>Summary:</p> <p>All of the three options perform well against the SA Framework objectives and there are no indications that any of the options are completely unacceptable or raise key sustainability issues.</p> <p>The identification of the need for sites and positive steps to meet these needs mean that all options perform very well against housing and employment objectives as they will provide security of tenure, which also has indirect but synergistic benefits for health. More specific objectives such as landscape and biodiversity impact will be site specific and cannot be addressed at this strategic stage, individual sites should be subject to SA at a later stage. However, options should be cognisant of the sensitivities around designated sites/ landscape against which more stringent assessment criteria will apply.</p> <p>However, each option raises different and unknown issues. Whilst Option 1 performs well, particularly in terms of transport, climate change, there is always the issue of the optimum size for sites and the need for this to be balanced with existing settled communities in order to promote social acceptance, integration and cohesion.</p> <p>Option 2 has the advantage of authorising existing sites in locations which may have been chosen by the travelling communities themselves, but this approach does raise the issue of the long term and cumulative adverse impacts which can be caused by sites in unsustainable locations, particularly on objectives relating to transport and community objectives and impacts on natural resources (biodiversity/ landscape and soils).</p> <p>Option 3 has the advantages of being able to be implemented through community consultation and the adherence to criteria which ensure that the Council's SA framework objectives are not comprised.</p> <p>The most sustainable option could be achieved through an amalgamation of these options and thereby maximising the positive potential from all three and screening out the potential for adverse impact.</p>			

<p>SA Objectives</p>	<p>Option 1 Improve and extend existing facilities Improve and extend the existing site in the south of the District (the Tynefield site)</p> <ul style="list-style-type: none"> ▪ This site has the benefit of already existing with established family groups. ▪ The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. 	<p>Option 2 Give permanent status to some unauthorised sites Make some of the existing unauthorised sites permanent.</p> <ul style="list-style-type: none"> ▪ These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis 	<p>Option 3 Identify and allocate further sites Allocate further sites for gypsy and traveller accommodation</p> <ul style="list-style-type: none"> ▪ Need to explore options for this as part of the Site Allocations Development Plan Document. ▪ Areas of search should be based on areas close to a good range of facilities and services including schools.
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14. Health and Wellbeing and Inclusive Society

Economic Prosperity

Tourism

<p>SA Objectives</p>		<p>Option 1 Retain the existing approach Continue with the existing approach set out in the adopted Local Plan which allows tourism facilities where these can be accommodated without harm to the environment.</p>	<p>Option 2 Promotion of tourism Actively promote tourism facilities that are innovative and creative, building on the skills of the District's workforce.</p>	<p>Option 3 Promotion of 'green' tourism Only allow tourism facilities and accommodation that offer 'green' credentials by not relying on car borne customers, developing facilities that are self sufficient in terms of energy production and offer local produce.</p>			
<p>1</p>	<p>Building Communities</p>	<p>This option has the potential to support community cohesion and provide facilities, however, it misses opportunities to promote tourism in areas where it may be needed.</p>	<p>B</p>	<p>This option supports SA objectives to promote inclusion, provide facilities for interaction and build a sense of community ownership.</p>	<p>LG</p>	<p>Promotion of sustainable tourism has the potential to promote community diversity by encouraging a range of interests and facilities.</p>	<p>LG</p>
<p>2</p>	<p>Infrastructure</p>	<p>Supports SA objective to encourage</p>	<p>LG</p>	<p>Potential to improve and enhance</p>	<p>LG</p>	<p>Supports SA aims to promote</p>	

SA Objectives		Option 1 Retain the existing approach Continue with the existing approach set out in the adopted Local Plan which allows tourism facilities where these can be accommodated without harm to the environment.	Option 2 Promotion of tourism Actively promote tourism facilities that are innovative and creative, building on the skills of the District's workforce.	Option 3 Promotion of 'green' tourism Only allow tourism facilities and accommodation that offer 'green' credentials by not relying on car borne customers, developing facilities that are self sufficient in terms of energy production and offer local produce.
	(including Green Infrastructure)	the provision of recreational facilities and encourage access to greenspace.	Green infrastructure as part of active/ eco tourism that takes advantage of the District's strong natural/ environmental resources.	greenspace, greenway linkages and development of infrastructure that lessens the burden on the environment.
3	Housing	N/A	N/A	N/A
4	Economy and Employment	This approach supports SA aims to recognise tourism as a core part of the economic profile in Winchester and addresses objectives seeking to ensure that jobs are placed in sustainable locations.	B This option supports this SA objective by recognising the role of tourism in the local economy (Winchester has a national level profile in the tourism sector). Promoting innovation and creativity should also encourage diversity of employment and help to retain young people and graduates within the district.	DG Green tourism promotion supports SA objectives to provide job diversity that meets the needs of local people alongside the encouragement of environmentally and socially responsible employment. For example, Winchester's Economic, and Employment Land Study (Nov 2007) identified the potential for local food production, arts and crafts to grow the tourist sector. This option also provides strong support for SA objectives to seek a low carbon economy for the Winchester District.
5	Transport	An approach that seeks to avoid harm to the environment implicitly supports aims to reduce and minimise the adverse impacts associated with car travel.	LG This option is assessed as being neutral against this SA objective. Innovation and creativity in tourism facilities has strong potential to address and support sustainable travel options.	B This option directly supports this SA objective focused on reducing car usage and the need to travel. This approach reduces the potential of tourism growth to contribute to identified zones of congestion (Winchester LDF Transport Assessment, Nov 2007).
6	Health	Promoting tourism that seeks to	LG Innovation and creativity in tourism	LG Tourism approaches the reduce car

SA Objectives		Option 1 Retain the existing approach Continue with the existing approach set out in the adopted Local Plan which allows tourism facilities where these can be accommodated without harm to the environment.	Option 2 Promotion of tourism Actively promote tourism facilities that are innovative and creative, building on the skills of the District's workforce.	Option 3 Promotion of 'green' tourism Only allow tourism facilities and accommodation that offer 'green' credentials by not relying on car borne customers, developing facilities that are self sufficient in terms of energy production and offer local produce.				
		avoid environmental damage and protects valued environment has clear benefits for health and wellbeing.			provision can provide increased provision of cultural and recreational facilities for a wider audience – providing health benefits for the resident population and supporting this SA objective.		travel and the adverse impacts of car travel have direct benefits for health and well being by reducing pollution, and promoting healthy lifestyles.	
7	Water	This option seeks to accommodate tourism facilities without harm to the environment, providing clear progression for SA objectives aimed at protecting ground and surface water sources.	LG	This option has the potential to support this SA objective, where innovation addresses the challenges faced by the water environment and is mindful of adaptation requirements in the face of climate variability and increased flooding events (SFRA, Halcrow, 2007).	B	Green tourism facilities that aims for energy self sufficiency also have strong potential to incorporate water efficiency and conservation measures as part of a package of activities. Access to water and enjoyment based around water reliant habitats/ biodiversity is also supported by green tourism enterprise.	DG	
8	Waste	This option is assessed as neutral against this SA objective the approach has the potential to incorporate sustainable waste management approaches as guide by core policy and regulation.	B	This option is assessed as neutral against this SA objective. Innovation has the potential to incorporate sustainable waste management approaches as guide by core policy and regulation.	B	This option encourages self sufficiency, and this directly supports SA objectives seeking to minimise waste. 'Green' businesses may also find opportunities in applying energy from waste on a small scale.	DG	
9	Climate Change	Avoiding harm to the environment through tourism facilities should support SA objectives to reduce greenhouse gas emissions.	B	This option has strong potential to support this SA objective if innovation applied to environmental design and management.	B	This option directly progresses this SA objective by seeking to support and encourage self sufficiency in energy and alternative approaches that cumulatively will reduce the emissions produced by the business enterprises. Avoiding car based	DG	

SA Objectives		Option 1 Retain the existing approach Continue with the existing approach set out in the adopted Local Plan which allows tourism facilities where these can be accommodated without harm to the environment.	Option 2 Promotion of tourism Actively promote tourism facilities that are innovative and creative, building on the skills of the District’s workforce.	Option 3 Promotion of ‘green’ tourism Only allow tourism facilities and accommodation that offer ‘green’ credentials by not relying on car borne customers, developing facilities that are self sufficient in terms of energy production and offer local produce.		
				transport also directly reduces the carbon footprint of the businesses involved.		
10	Sustainable Construction	This option provides no explicit progression for SA objectives on sustainable construction.	B	LG	This option progresses SA objectives to incorporate energy and water efficiency measures into development, there is also excellent potential to promote local sourcing.	DG
11	Biodiversity	Avoiding environmental harm when considering tourism facilities supports objectives to protect and enhance the District’s habitats and species. Regulation and policy will also govern the types of facilities and activities that can be permitted.	LG	B	Green business support developments with low ecological footprints – actively progressing SA objectives for biodiversity. Regulation and policy will also govern the types of facilities and activities that can be permitted.	DG
12	Heritage	Supports SA objectives to enhance historical settings and increase access to cultural and heritage resources.	LG	DG	May restrict tourism opportunities where historic infrastructure/ setting restricts options for sustainable transport access.	LG
13	Landscape and Soils	N/A			N/A	
14	Built Environment	All tourist facilities have the potential to promote local distinctiveness and promote innovation in sustainable design.	LG	LG	All tourist facilities have the potential to promote local distinctiveness and promote innovation in sustainable design.	LG
15	Pollution	Tourism facilities will be required to address regulatory standards for pollution management and	B	B	Reducing the reliance on car borne transport progresses this objective as tourism promoted in this manner will	DG

SA Objectives	Option 1 Retain the existing approach Continue with the existing approach set out in the adopted Local Plan which allows tourism facilities where these can be accommodated without harm to the environment.	Option 2 Promotion of tourism Actively promote tourism facilities that are innovative and creative, building on the skills of the District's workforce.	Option 3 Promotion of 'green' tourism Only allow tourism facilities and accommodation that offer 'green' credentials by not relying on car borne customers, developing facilities that are self sufficient in terms of energy production and offer local produce.
	prevention.	prevention.	reduce the cumulative pollution burden from visiting populations.
<p>Summary:</p> <p>One of the key aims of the Winchester Sustainable Community Strategy is to enhance the contribution of tourism to the local economy so the district maintains its competitive edge.</p> <p>Option 1 presents a status quo position that whilst providing protection for core environmental assets, does not proactively support SA objectives. This approach is largely neutral when assessed against SA objectives.</p> <p>Option 2 suggests a more dynamic approach that recognises the value of Winchester as a tourist destination. Winchester has national level ranking and tourism is far more important to the district than its resident population numbers would imply. Visitor spend is also high in the area and whilst unemployment is generally low and below the national average, the promotion of innovation and creativity in the tourist industry provides strong potential to progress employment objectives seeking to make Winchester a place where young people and graduates chose to work.</p> <p>The Winchester District Economic Action Plan 2006-2009 has supporting sustainable tourism as one of its guiding principles. Option 3 provides a bold approach to this aspiration and actively seeks to put sustainable ('green') tourism at the forefront of new tourism growth in the area. This option performs well against all relevant SA objectives as environmental, social and economic benefits are at its heart. Whilst Option 3 provides the clearest and most defined sustainability benefits, a combination of options 2 and 3 may have the best potential to deliver long term sustainability gains.</p>			

15. Health and Wellbeing and Inclusive Society

Economic Prosperity

Option 1

Encourage commercial uses with 'green' credentials

Only allocate sites for businesses which offer/can demonstrate 3 or more of the following:-

- Only uses sustainable construction techniques and local materials and labour (during the construction phase).
- Has a green travel plan that requires a substantial proportion of staff to travel to work by public transport (minimum/no car parking spaces are provided).
- Provides 100% on-site renewable energy.
- Has facilities for recycling a range of materials (including specialist equipment when upgrades are installed) and uses recycled products where possible.
- Provides employees with training and opportunities to volunteer in the local community.

Option 2

Promote 'exemplar' sites offering a full range of 'green' credentials

New business that can satisfy all the requirements of Option 1 to be given preferential planning support to become exemplar sites within the District.

SA Objectives		Option 1 Encourage commercial uses with 'green' credentials.		Option 2 Promote 'exemplar' sites offering a full range of 'green' credentials.	
1	Building Communities	N/A		N/A	
2	Infrastructure (including Green Infrastructure)	N/A		N/A	
3	Housing	N/A		N/A	
4	Economy and Employment	This option strongly progresses SA objectives to encourage socially and environmentally responsible employment and to help create local markets for goods and services. However, there are potential issues where businesses are seeking space/ competing for space. Without a level playing field in planning conditions – there is potential for	B	This approach provides excellent support for SA objectives seeking to deliver environmentally and socially responsible business and employment opportunities. Businesses seeking to establish a sustainable basis for operating frequently face (economic) obstacles to development and growth – providing preferential planning support has	DG

SA Objectives		Option 1		Option 2	
		Encourage commercial uses with 'green' credentials.		Promote 'exemplar' sites offering a full range of 'green' credentials.	
		the district to lose business/ employment growth if businesses chose to locate elsewhere rather than address the more stringent planning requirement.		the potential to remove barriers to development and encourage and foundation of exemplar businesses that the district can build upon and use to gain strategic/ competitive advantage.	
5	Transport	This option's focus includes direct opportunity to progress SA objectives on travel – specifically, the reduction of car usage, greater patronage of public transport, improved walkways/ cycle links. This approach is likely to bring wider cumulative benefits for the community.	DG	This option ensures that key employment sites are able to demonstrate best practice in sustainable approach to travel and progresses all the key element of this SA objective on reducing car travel, and promoting more sustainable means of commuting. This directly addresses the core issue identified by the Winchester District Economic and Employment Land Study (2007) and as highlighted by the SA baseline – that current commuting patterns in the District are inherently unsustainable.	DG
6	Health	Green travel plans and opportunities to volunteer in the local community have known and recognised long term positive benefits for employee health and well being. This approach progresses the SA objective effectively.	DG	Green travel plans and opportunities to volunteer in the local community have known and recognised long term positive benefits for employee health and well being. This option progresses the SA objective effectively and exemplar sites provide strong case study material to allow the wider adoption of best practice leading to long term cumulative benefits.	DG
7	Water	Environmentally proficient business practice supports SA objectives for efficiency, the prevention of pollution, and good management of the water resource.	DG	Environmentally proficient business practice supports SA objectives for efficiency, the prevention of pollution, and good management of the water resource.	DG
8	Waste	Businesses with strong environmental credentials typically seek economic efficiencies through sustainable waste management practices. This option directly progresses SA objectives on waste and is in line with regional strategies on waste and the England Waste Strategy 2007.	DG	Businesses with strong environmental credentials typically seek economic efficiencies through sustainable waste management practices. This option directly progresses SA objectives on waste and is in line with regional strategies on waste and the England Waste Strategy 2007. Exemplar sites provide excellent opportunities to demonstrate to businesses (including SMEs) the economic benefits of sustainable waste management practice.	DG
9	Climate Change	The provision of 100% on site renewables ensures that this option progresses the core elements of this SA objective to	DG	The incorporation of 100% on site renewables ensures that this option progresses the core elements of this SA	DG

SA Objectives		Option 1 Encourage commercial uses with 'green' credentials.		Option 2 Promote 'exemplar' sites offering a full range of 'green' credentials.	
		reduce carbon and other greenhouse gas emissions. This option supports the core policies set out for environmental sustainability in the RSS South East Plan (2007) – also adopted by the PUSH region.		objective to reduce carbon and other greenhouse gas emissions.	
10	Sustainable Construction	SA objectives for the incorporation of water and energy efficiency are explicitly supported by this option – leading to long term positive impacts. The focus on local labour, materials and the use of sustainable construction techniques is strongly supported.	DG	SA objectives for the incorporation of water and energy efficiency are explicitly supported by this option – leading to long term positive impacts. The focus on local labour, materials and the use of sustainable construction techniques is strongly supported.	DG
11	Biodiversity	Sustainable 'green' businesses that seek to minimise their ecological footprint have the potential to progress SA objectives on biodiversity. Long term positive impacts are predicted.	DG	Sustainable 'green' businesses that seek to minimise their ecological footprint have the potential to progress SA objectives on biodiversity. Long term positive impacts are predicted.	DG
12	Heritage	N/A		N/A	
13	Landscape and Soils	N/A		N/A	
14	Built Environment	Commercial uses seeking to deliver best practice in sustainable operations have strong potential to deliver good design and support local distinctiveness as appropriate.	LG	Commercial uses seeking to deliver best practice in sustainable operations have strong potential to deliver good design and support local distinctiveness as appropriate.	LG
15	Pollution	Sustainable operations using renewables and managing waste effectively and delivering green transport plan by definition produce less pollution (Air, water, land) and this approach progresses SA objective positively, in the long term providing cumulative benefits.	DG	Sustainable operations using renewables and managing waste effectively and delivering green transport plan by definition produce less pollution (Air, water, land) and this approach progresses SA objective positively, in the long term providing cumulative benefits.	DG
<p>Summary:</p> <p>These are both radical and progressive options.</p> <p>Option 1 sends a strong and clear message to business that operations have to address core environmental management issues and deliver best practice in sustainable construction/ development. This is a progressive approach, however, there is a risk that the district will lose businesses that will relocate to areas where the planning condition is less stringent. Alternatively, there is a good case for like minded/ green businesses to collocate and gain synergies from sharing environmental best practice. There is good progression for SA objectives on employment the economy, climate change and sustainable construction.</p>					

SA Objectives	Option 1 Encourage commercial uses with 'green' credentials.	Option 2 Promote 'exemplar' sites offering a full range of 'green' credentials.
<p>Option 2 uses an incentive driven approach. In competitive markets where businesses are seeking either through their core business strategy or marketing strategies to achieve competitive advantage through sustainable development, support for best practice on environmental issues has significant potential for the District. This approach provides very strong support for and progresses SA objectives for the economy, climate change and sustainable construction.</p> <p>Both options provide strong support for the Regional Economic Vision (SEEDA, 2006) which is focused on sustainable prosperity. The aspiration is that growth is pursued within ecological limits, such that the region's footprint is stabilised and reduced. Both options provide strong support for this Vision, as well as wider Government policy and strategy on sustainable development (Securing the Future, Defra 2005) that seeks to make business enterprises of all sizes more sustainable in support of the environment and communities that they serve.</p>		

16. High Quality Environment
Natural Environment

SA Objectives		Option 1 Retain existing approach To retain all the strategic and local gaps as defined in the adopted Local Plan.	Option 2 Review function and extent of 'gaps' To consider amendment and / or deletion of some of the gaps.	Option 3 Create an alternative approach Develop another form of policy approach to be used to maintain settlement patterns within the District.			
1	Building Communities	Strategic gaps provide physical, visual and geographical breaks between communities. This can prevent the integration of new and existing communities.	Y	Amendments to or removal of gaps has the potential to allow for greater integration of and access between new and existing communities. Long term positive effects for this objective.	LG	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B
2	Infrastructure (including Green Infrastructure)	Strategic gaps provide foundations for green infrastructure, however effective GI is not necessarily dependant on the gaps as they are currently constructed. Therefore this option is considered neutral for this SA objective and depending on the	B	By considering redevelopment/ change in areas currently covered by gaps there is potential for this option to progress SA objectives for improved community facilities and access to greenspace. Amendments may support aims for	LG	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B

SA Objectives		Option 1 Retain existing approach To retain all the strategic and local gaps as defined in the adopted Local Plan.	Option 2 Review function and extent of 'gaps' To consider amendment and / or deletion of some of the gaps.	Option 3 Create an alternative approach Develop another form of policy approach to be used to maintain settlement patterns within the District.			
		core drivers and requirements of GI in the district may result in negative impacts in the longer term.		greenway linkages which would actively progress this SA objective and is supported by PPS7 Sustainable Development in Rural Areas.			
3	Housing	The retention of gaps prevents opportunities for appropriate, sustainable developments to be considered where they would be of benefit to local communities.	Y	This option has potential to progress this objective by allowing considered sustainable developments to be delivered beyond existing [planned boundaries]. This opens up opportunities for more affordable housing/ development that is accessible to wider sections of the community.	LG	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B
4	Economy and Employment	N/A		N/A		N/A	
5	Transport	The maintenance of gaps requires that public transport services and wider infrastructure improvements that enhance accessibility are delivered in order to ensure that car use is reduced and accessibility enhanced for communities. Potential for negative impacts in medium to long term.	Y	Strategic gaps can present 'barriers' between settlements in terms of transport linkages. Amendment to gaps has the potential to improve linkages, e.g. cycle/ walkways and reduce car usage, leading to long term positive effects.	LG	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B
6	Health	The Winchester Community Strategy identifies open space and access to open space as a priority for the community. The health benefits of good access to green space is well documented and this approach	LG	Where amendment or deletion of gaps allows for improved access between communities or new facilities for communities then there is potential for SA objectives to be progressed. Amendments may also	LG	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B

SA Objectives		Option 1 Retain existing approach To retain all the strategic and local gaps as defined in the adopted Local Plan.	Option 2 Review function and extent of 'gaps' To consider amendment and / or deletion of some of the gaps.	Option 3 Create an alternative approach Develop another form of policy approach to be used to maintain settlement patterns within the District.			
		supports SA objectives aimed at ensuring that open/ recreational space is available.		be capable of improving the quality of experience, leading to positive effects in the longer term.			
7	Water	Increased urbanisation and the loss of greenspace can lead to an increase flooding episodes (SFRA, Halcrow 2007). While the land around Winchester's is predominantly rural, loss of catchment/ runoff areas may negatively impact the water resource.	B	Urbanisation and the loss of greenspace can lead to an increase flooding episodes (SFRA, Halcrow 2007). While Winchester's surrounds are predominantly rural area loss of catchment/ runoff areas may negatively impact the water resource. Mitigation measures in the form of SUDs may be required.	B	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B
8	Waste	N/A		N/A		N/A	
9	Climate Change	N/A		N/A		N/A	
10	Sustainable Construction	N/A		N/A		N/A	
11	Biodiversity	The maintenance of strategic gaps provides space for habitats and species to exist and move. However, biodiversity isn't necessarily dependant on strategic gaps and 'corridors' or 'green wedges' that allow movement between habitats (and that support habitats) can be equally successful in terms of progressing SA objectives on biodiversity.	LG	The maintenance of strategic gaps provides space for habitats and species to exist and move. However, biodiversity isn't necessarily dependant on strategic gaps and 'corridors' or 'green wedges' that allow movement between habitats (and that support habitats) can be equally successful in terms of progressing SA objectives on biodiversity. Amendment or deletion of some gaps, may still allow progression against this SA objective.	LG	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B
12	Heritage	This option supports SA objectives for	LG	This option supports SA objectives for	LG	Assessment dependant on more	B

SA Objectives		Option 1 Retain existing approach To retain all the strategic and local gaps as defined in the adopted Local Plan.	Option 2 Review function and extent of 'gaps' To consider amendment and / or deletion of some of the gaps.	Option 3 Create an alternative approach Develop another form of policy approach to be used to maintain settlement patterns within the District.			
		heritage where strategic gaps and local gaps contain natural, historical and cultural heritage that is valued by the local community.	heritage where amendments and deletions take full account of natural, historical and cultural heritage that is valued by the local community.	detail to determine adverse impacts or support for SA objectives.			
13	Landscape and Soils	This option supports SA objectives to minimise adverse impact on the landscape and conserve the natural beauty of designated landscapes.	LG	This option does not seek to protect landscapes directly, but the option is neutral and will not necessarily lead to adverse impacts.	B	This option has potential to progress this SA objective, if another form of policy approach ensures that impacts on landscapes are minimised.	B
14	Built Environment	Where local distinctiveness is associated with particular landforms/ landscapes then the retention of strategic and local gaps will ensure that this SA objective is progressed.	LG	There is potential for this policy to lead to a loss of distinctiveness (e.g. where strategic gaps have strong visual ties/ associations with local distinctiveness. However, the nature and duration of these impacts is case specific.	B	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B
15	Pollution	The existence of gaps can assist in dispersing air pollution – air quality is typically less good in urban/ semi urban environments. Strategic and local gaps can serve to support SA objectives aimed at minimising sources of air pollution. Rural activities (e.g. agriculture) generate pollution loads.	B	This option is assessed as neutral, pollution loads vary between rural / green spaces and urban areas depending on source. The effects of removal or deletion of some gaps is dependant on the land use type with which it is replaced.	B	Assessment dependant on more detail to determine adverse impacts or support for SA objectives.	B
<p>Summary:</p> <p>Winchester is a predominantly rural region that is valued by the resident population for providing a high quality environment. Diverse countryside widely regarded as one of Winchester’s most valuable assets, as it network of parks and green spaces. The RSS South East Plan has concluded that green infrastructure is a cross cutting issue and that it needs to be proactively managed in a coordinated way. Local authorities are asked to consider this issue as a part of their plans.</p>							

SA Objectives	Option 1 Retain existing approach To retain all the strategic and local gaps as defined in the adopted Local Plan.	Option 2 Review function and extent of 'gaps' To consider amendment and / or deletion of some of the gaps.	Option 3 Create an alternative approach Develop another form of policy approach to be used to maintain settlement patterns within the District.
<p>The Winchester Community Strategy places open space and access to open space as a priority and Option 1 supports this commitment by retaining existing strategic and local gaps. Option 1 is less able to progress social objectives for housing and the community as it prevents development in areas where coalescence has been perceived to be undesirable.</p> <p>Option 2 supports the intention and spirit of strategic gaps whilst applying a more considered approach. In particular, Option 2 provides acknowledgement that while there is a need to maintain both the character of landscape and settlements, not all development can be realistically accommodated in existing built up areas (Winchester LDF Green Infrastructure Technical Paper, 2007). The assessment indicates that change can support and progress key SA objectives when undertaken in an appropriate manner.</p> <p>Option 3 cannot be comparatively assessed as an alternative without policy specifics. Other policy options may include, the total removal of a strategic gap/ local gap policy and an introduction of green corridors or wedges based on locally specific landscape features and biodiversity interest.</p>			

17/18 High Quality Environment

Open Space Standards
Green Infrastructure

Note: These 2 issues (each having 2 options) have been assessed together, due to strong similarities.

SA Objectives		Option 1		Option 2	
		17: Retain existing approach Retain the existing standards for open space provision as set out in the adopted Local Plan.		17:Extend matters covered by the standards Extend the existing standards to include parks, allotments, indoor facilities and natural greenspace as recommended by the Open Space Study.	
		18: Retain existing approach Retain existing policies in the adopted Local Plan on countryside, biodiversity and open space protection.		18:Introduce a new standard Introduce a standard for green infrastructure to emphasise the rural aspect of the District and the need to protect sites with a biodiversity interest.	
1	Building Communities	This Option maintains the existing situation, and therefore will have no predicted impacts. However, Option 2 will have greater benefits for community cohesion, social inclusion and community ownership.	B	Option 2 provides more opportunities to progress the SA Objective as the expansion of matters to be considered includes parks, allotments, indoor facilities and green spaces. Such provision will encourage a stronger sense of community cohesion and promote social interaction. Other benefits are likely to include an enhanced sense of community ownership. This will have long term positive effects.	DG
2	Infrastructure (including Green Infrastructure)	The retention of the current approach, as proposed in this option, will have fewer benefits in terms of the provision of community recreational infrastructure.	B	Option 2 better progresses the objective as it is likely to better meet the infrastructure needs of the community in the medium-long term, being based on the detailed Open Space, Sports and Recreation Study (Inspace Consultants for WCC). This study incorporates the requirements of PPG 17- Planning for Open Space, Sport and Recreation, and specifically addresses the current needs of the District.	DG

SA Objectives		Option 1 17: Retain existing approach Retain the existing standards for open space provision as set out in the adopted Local Plan. 18: Retain existing approach Retain existing policies in the adopted Local Plan on countryside, biodiversity and open space protection.		Option 2 17:Extend matters covered by the standards Extend the existing standards to include parks, allotments, indoor facilities and natural greenspace as recommended by the Open Space Study. 18:Introduce a new standard Introduce a standard for green infrastructure to emphasise the rural aspect of the District and the need to protect sites with a biodiversity interest.	
3	Housing	This option maintain the existing approach to the provision of recreation and open space. This is a more limited approach than that proposed under option 2, with less benefits for the provision of quality and sustainable housing and community facilities.	B	Option 2 is likely to better assist in balancing housing and employment delivery with the requirements for community facilities and environmental capacity, as it is based on a detailed needs assessment Study (Inspace Consultants for WCC). It will have long term positive effects on the quality of new housing developments.	LG
4	Economy and Employment	This option maintain the existing approach to open space provision, and therefore will have no particular effect on existing levels of employment or economic development.	B	This option, through providing a greater emphasis on the provision of indoor recreation facilities and natural green spaces is likely to contribute to increased employment in the recreation and environmental industries. May assist in helping the rural economy to diversify through providing new focus for tourism and recreation.	DG
5	Transport	Maintaining the existing situation, this option takes a less holistic approach to the consideration of recreational facilities and green infrastructure. The revision of this policy (as proposed in Option 2) and expansion to consider wider matters, such as the sustainable location of facilities, is preferred.	B	The option provides opportunities to increase sustainable commuting (cycling and walking) through enhancing a District-wide network of footpaths and cycleways between settlements, homes, work and facilities. The Open Space, Sports and Recreation Study (Inspace Consultants for WCC) , recently completed, requires the location of facilities in sustainable locations, in line with current thinking in reducing car-based travel.	DG
6	Health	Whilst maintaining the existing situation, this option provides for a status quo approach to open space provision. A recent government study on obesity (Foresight: Tackling Obesities: Future Choices) predicts that 60% of adult men, 50% of adult women and 25% of children could be obese by 2050. New approaches to health and recreation are	B	Option 2 is likely to have long-term positive effects in terms of increasing the provision of and accessibility to community and recreational facilities in the District. It is more likely to promote healthy lifestyles and increased physical activity, and will assist in ensuring access to healthy food through the provision of allotments.	DG

SA Objectives		Option 1		Option 2	
		17: Retain existing approach Retain the existing standards for open space provision as set out in the adopted Local Plan.		17:Extend matters covered by the standards Extend the existing standards to include parks, allotments, indoor facilities and natural greenspace as recommended by the Open Space Study.	
		18: Retain existing approach Retain existing policies in the adopted Local Plan on countryside, biodiversity and open space protection.		18:Introduce a new standard Introduce a standard for green infrastructure to emphasise the rural aspect of the District and the need to protect sites with a biodiversity interest.	
		important in reversing this trend.			
7	Water	The existing approach limits opportunities for thinking holistically about the multiple benefits of green spaces, including their ability to promote sustainable water and flood risk management.	B	Natural green spaces provide opportunities for sustainable flood management, and can incorporate sustainable drainage systems. Future policy iterations could consider how the approach may be applied to increasing opportunities for water-based recreation	LG
8	Waste	N/A		N/A	
9	Climate Change	The existing approach provides fewer benefits for minimising effects on climate change.	B	This option will have long term benefits for climate change through providing opportunities for more sustainable transport networks (cycle ways and footpaths). It also provides opportunities for increased vegetation which can act as carbon sinks, hence reducing greenhouse effects. Green spaces, including strategically planned habitat corridors can also assist in climate change adaptation to climate change (providing spaces for species and habitats to migrate).	DG
10	Sustainable Construction	This option maintains the existing situation, therefore no predicted impacts.	B	The implementation of a green infrastructure network provides opportunities for integration with sustainable construction techniques, for example Sustainable Drainage Systems (SDS).	LG
11	Biodiversity	This option maintains the existing situation. The approach to open space provision has no particular benefits for biodiversity. The existing Local plan policies on biodiversity provide protection for sites of biodiversity importance, and encourage the provision of new habitat, but could have a	B	Option has potential for significant positive benefits for biodiversity. Green Infrastructure approach will assist in protecting known biodiversity. Strategically planned habitat corridors can also assist in climate change adaptation to climate change (providing spaces for species and habitats to migrate).	?

SA Objectives		Option 1 17: Retain existing approach Retain the existing standards for open space provision as set out in the adopted Local Plan.	Option 2 17:Extend matters covered by the standards Extend the existing standards to include parks, allotments, indoor facilities and natural greenspace as recommended by the Open Space Study.		
		18: Retain existing approach Retain existing policies in the adopted Local Plan on countryside, biodiversity and open space protection.	18:Introduce a new standard Introduce a standard for green infrastructure to emphasise the rural aspect of the District and the need to protect sites with a biodiversity interest.		
		more holistic approach (there is also no consideration of adaptation to climate change).		However there is also potential for negative effects, due to increasing access to areas of biodiversity. Increasing access (water and land-based) can have negative effects on species such as birds through increased disturbances). Impacts on European sites will be addressed through Habitats Regulation Assessment, but further consideration will need to be given to this issue when preparing detailed policies.	
12	Heritage	N/A		N/A	
13	Landscape and Soils	This option maintains the existing situation, therefore no predicted impacts. However the selection of this option would be a lost opportunity in terms of enhancing landscape and soils.	B	New approaches to the provision of green space/ green infrastructure provide opportunities to better protect soil resources and manage land in a sustainable way, for example strategic green spaces can be used for multiple uses (including flood risk management, and sustainable drainage) therefore protecting soil.	LG
14	Built Environment	This option maintains the existing situation, therefore no predicted impacts. However the selection of this option would be a lost opportunity in terms of enhancing local distinctiveness and a sense of place in the design of the public realm and open spaces.	B	This Option provides better opportunities for recognising local distinctiveness and a sense of place in the design of landscaped areas, public realm and open spaces.	LG
15	Pollution	Whilst the provision of open space and protection of countryside and biodiversity has benefits for reducing pollution, this option represents the current (baseline position). To pursue this option would be a lost opportunity in terms of maximising opportunities to enhance air and water quality.	B	This option provides more opportunities for the development and planning of strategic green spaces, which can help to mitigate the effects of noise, water and air pollution through providing 'green lungs' for the District A well-planned network of green spaces (incorporating cycling and footpaths) could also assist in indirectly minimising traffic pollution through encouraging alternative	LG

SA Objectives	Option 1 17: Retain existing approach Retain the existing standards for open space provision as set out in the adopted Local Plan.	Option 2 17:Extend matters covered by the standards Extend the existing standards to include parks, allotments, indoor facilities and natural greenspace as recommended by the Open Space Study.
	18: Retain existing approach Retain existing policies in the adopted Local Plan on countryside, biodiversity and open space protection.	18: Introduce a new standard Introduce a standard for green infrastructure to emphasise the rural aspect of the District and the need to protect sites with a biodiversity interest.
		transport.
<p>Summary: The Options appraisal for matters relating to open space standards and green infrastructure have been appraised together due to similarities between the two issues (both adopt a 'green infrastructure' approach). Both include a 'retain existing approach' option (Option 1), which involves the retention of existing Local Plan policies. Both include a new Option 2, which introduce new standards for the consideration of open space and green infrastructure provision that are more consistent with current good practice in sustainable planning.</p> <p>In both instances, the new options (option 2) better progress the SA Framework than Option 1 does, with particular benefits for communities, infrastructure, economy and employment, transport, health and climate change.</p> <p>Option 2 provides for a more holistic way of addressing a range of sustainability issues through provision of a network of green spaces (green infrastructure). Benefits of this approach include:</p> <ul style="list-style-type: none"> ■ opportunities to increase sustainable commuting (cycling and walking) through enhancing a District-wide network of footpaths and cycleways, hence reducing climate change impacts; ■ opportunities for increased vegetation which can act as carbon sinks, reducing climate change impacts; ■ assisting in adaptation to climate change (providing spaces for species and habitats to migrate); ■ mitigating the effects of noise, water and air pollution through providing 'green lungs' for the Borough; ■ helping to address obesity through promoting healthy lifestyles and increased physical activity; ■ increasing the provision of and accessibility to community and recreational facilities in the District; ■ opportunities to promote sustainable water and flood risk management. 		

19 Infrastructure and Implementation
 Developer Contributions

SA Objectives		Option 1 Improve existing system Make improvements to the current system of developer contributions.	Option 2 Introduce a Tariff Introduce a tariff system to secure financial contributions from all developments, towards physical and social infrastructure.	Option 3 Create a hybrid system Create a hybrid system which requires tariffs but allows developers to offset this by providing specific infrastructure.			
1	Building Communities	Under this option community facilities can only really be provided or improved in association with larger developments. Facilities which are required as a cumulative result of smaller incremental development are not provided under this system unless there is a raft of SPG detailing provisions for open space, GI, education facilities etc. Developer certainty should be aimed for to facilitate the predicted development required for the area. This may be more easily expressed as a tariff. Therefore this option could prove unsatisfactory in the long term.	Y	This option would ensure that all development contributes to the needs created by increased housing development and would ensure that factors which facilitate social cohesion such as areas for recreation, meeting spaces are provided. However a tariff system which covers all areas of physical and social infrastructure does always stand a danger of rendering development unviable and therefore undermining the aims of this objective.	B	A more flexible approach may avoid the potential pitfall of option 2 and allow provision of local community facilities to be set against overall tariff charges if the local need is deemed to take precedence over contributions to other strategic requirements.	LG

SA Objectives		Option 1 Improve existing system Make improvements to the current system of developer contributions.	Option 2 Introduce a Tariff Introduce a tariff system to secure financial contributions from all developments, towards physical and social infrastructure.	Option 3 Create a hybrid system Create a hybrid system which requires tariffs but allows developers to offset this by providing specific infrastructure.			
2	Infrastructure (including Green Infrastructure)	Infrastructure can be provided under this option but will be related to the needs arising from the development and will not contribute to the strategic transport or service schemes. The cumulative impact arising from small incremental developments will not be ameliorated by this option. Therefore this option could prove unsatisfactory in the long term.	Y	This option will ensure that all development will contribute to the needs arising from the overall level of development. Beneficial long term impact can be expected.	DG	This option has the potential to achieve contributions to both local and strategic infrastructure requirements and allows judgements to be made on relative priorities if necessary. Where contribution are less they must demonstrate delivery against core objectives for affordable housing/ community need.	DG LG

SA Objectives		Option 1 Improve existing system Make improvements to the current system of developer contributions.	Option 2 Introduce a Tariff Introduce a tariff system to secure financial contributions from all developments, towards physical and social infrastructure.	Option 3 Create a hybrid system Create a hybrid system which requires tariffs but allows developers to offset this by providing specific infrastructure.
3	Housing	The current system includes the provision of affordable housing and therefore meets a specific aim of this objective.	<p>DG</p> <p>Affordable housing is currently a necessary part of all developments above the threshold of 5 units and at a level of 30%. This issues and options paper explores the option of increasing provision to 50% on all sites which will be an increased financial burden on developers. If inflexible tariffs are introduced which cover all social and physical requirements both strategic and local, this may endanger the provision of affordable housing at a level of 50% which may be proved unviable due to other planning gain requirements.</p> <p>This would bring about a long term and cumulative negative impact on the provision of housing to meet all needs.</p>	<p>Y</p> <p>A more flexible approach may avoid the potential pitfall of option 2 and allow provision of affordable housing (without increased financial burden on developers) to be prioritised in localities where this is deemed necessary. However, there is a danger that other issues could priority over affordable housing.</p> <p>LG</p>

SA Objectives		Option 1 Improve existing system Make improvements to the current system of developer contributions.		Option 2 Introduce a Tariff Introduce a tariff system to secure financial contributions from all developments, towards physical and social infrastructure.		Option 3 Create a hybrid system Create a hybrid system which requires tariffs but allows developers to offset this by providing specific infrastructure.	
4	Economy and Employment	Affordable and intermediate housing helps the retention and recruitment of key workers in areas with high housing costs such as Winchester. This will have a long term and cumulative positive impact.	DG	As noted above this option may have an indirect negative impact on the provision of affordable and intermediate housing which in turn could have an indirect impact on the local economy.	Y	As noted above a more flexible approach may avoid the potential pitfall of option 2 and allow provision of affordable and intermediate housing to be prioritised in localities where this is deemed necessary.	LG
5	Transport	Improvements to public transport, cycle routes and pedestrian priority can be provided under this option but will be related to the needs arising from the development and will not contribute to the strategic transport or service schemes. Therefore this option could prove unsatisfactory in the long term.	Y	This option will ensure that all development will contribute to improvements to public transport and cycling and walking schemes. Beneficial long term impact can be expected.	DG	This option has the potential to achieve contributions to both local and strategic infrastructure requirements and allows judgements to be made on relative priorities if necessary.	DG
6	Health	The need for accessible health facilities is fundamental to achieving this objective. The cumulative impact and health, recreation and education needs arising from small incremental developments will not be ameliorated by this option. Therefore this option could prove unsatisfactory in the long term.	Y	This option would ensure that all development contributes to the needs created by increased housing development and would ensure health recreation and education needs are met.	DG	This option has the potential to achieve contributions to both local and strategic health, recreation and education requirements and allows judgements to be made on relative priorities if necessary.	DG
7	Water	N/A		N/A		N/A	
8	Waste	N/A		N/A		N/A	
9	Climate Change	N/A		N/A		N/A	
10	Sustainable	Many authorities are citing level 3 of	DG	Many authorities are citing level 3 of	B	Many authorities are citing level 3 of	B

SA Objectives		Option 1 Improve existing system Make improvements to the current system of developer contributions.	Option 2 Introduce a Tariff Introduce a tariff system to secure financial contributions from all developments, towards physical and social infrastructure.	Option 3 Create a hybrid system Create a hybrid system which requires tariffs but allows developers to offset this by providing specific infrastructure.
	Construction	the Code for Sustainable Homes as a base level for new development. There is an extra cost to achieving this level of sustainable development but this could be achievable if a less rigid system than a tariff system is in place. This will have a long term and cumulative positive impact.	the Code for Sustainable Homes as a base level for new development. There is an extra cost to achieving this level of sustainable development and this should be given consideration when assessing the base level of tariffs.	the Code for Sustainable Homes as a base level for new development. There is an extra cost to achieving this level of sustainable development and this should be given consideration when assessing the base level of tariffs or reduced contributions.
11	Biodiversity	N/A	N/A	N/A
12	Heritage	N/A	N/A	N/A
13	Landscape and Soils	N/A	N/A	N/A
14	Built Environment	N/A	N/A	N/A
15	Pollution	N/A	N/A	N/A
<p>Summary:</p> <p>In terms of social provision, Option 2 would apparently be the preferred option but as noted in the options paper, care must be taken that the tariffs are not so extensive or set so high as to deter new development which would result in the required housing figures not being met and thereby undermining many of the social objectives.</p> <p>Option 1 ensures the provision of affordable and intermediate housing but does not provide a mechanism whereby the cumulative impact and demands made by all new development, of whatever scale, can be addressed, unless the improvements to the system covers all potential contributions through the production of specific SPG which will then amount virtually to a tariff system although potentially with greater flexibility.</p> <p>Option 3 has the benefits of flexibility but will need to be clearly expressed to provide clarity to developers and not causing lengthy delays over sec106 agreements which will undermine the short term provision of all forms of new housing.</p> <p>The option refers to all developments – do these options then apply to residential and commercial development? If so Option 3 will necessarily be the option most likely to achieve sustainability benefits as it has the flexibility to address the needs and issues which are fairly related to the different types of development.</p>				

20 Infrastructure and Implementation					
Exceptions					
SA Objectives		Option 1 No Exceptions All forms of development to contribute to a tariff or other financial system		Option 2 Exceptions Allow some land uses/proposals to contribute less or nothing (e.g. affordable housing).	
1	Building Communities	A tariff system has the potential to provide support for a wider range of facilities beyond basic infrastructure and community facility requirements. By adopting a 'no exceptions' approach there is potential for the Council to ensure that all development potentially provides support for SA objectives aimed at improving community facilities for supporting wider social integration.	LG	Allowing exceptions will only support SA objectives for developing and sustaining communities where the outcome (e.g. the delivery of affordable housing) is inherently supportive of the SA objective for sustainable communities (i.e. providing access to facilities, supporting social interaction etc).	Y
					LG
2	Infrastructure (including Green Infrastructure)	The imposition of a tariff for all development provides support to this SA objective's focus on ensuring that infrastructure requirements are delivered to meet both new and existing developments. To effectively progress this SA objective tariffs would need to recognise infrastructure in its widest sense and include green infrastructure (GI), green spaces and blue (canals, waterways etc) infrastructure where appropriate	LG	Effective progression of this SA objective is reliant on the land use/ development that has been 'excepted' delivering contributions to infrastructure (including GI) and supporting the provision of community facilities as a core part of it delivery.	Y
3	Housing	The requirement for a tariff has been shown to work well in some circumstances, e.g. the Milton Keynes 'roof tax' which has been promoted for housing densities of 30-35/ hectare in an urban fringe/ Greenfield context. To support the aims of the SA objective the tariffs and their focus will need to be individually tailored in accordance with the needs of the development and existing infrastructure requirements. As noted in relation to the policy on infrastructure the introduction of a tariff may have negative consequences for affordable housing delivery.	Y	Allowing exceptions where development involves the delivery of affordable housing and wider community assets has the potential to support the provision of this SA objective's aims to provide good quality housing for all. The long term impacts of allowing exceptions will depend on the scale of the development, e.g. larger/ higher density housing developments may have greater infrastructure needs that won't be supported by the exceptions approach.	Y

20 Infrastructure and Implementation					
Exceptions					
SA Objectives		Option 1 No Exceptions All forms of development to contribute to a tariff or other financial system		Option 2 Exceptions Allow some land uses/proposals to contribute less or nothing (e.g. affordable housing).	
4	Economy and Employment	This SA objective aims to support economic diversity and the delivery of employment alongside housing growth. Tariffs for all forms and types of development may act (depending on the level and extent) to deter developers from development sites viewed as challenging or potentially costly.	Y	Allowing exceptions where development provides for community facilities and affordable housing has the potential also provide impetus to the aims of the employment SA objective which is seeking to progress employment that is diverse and in sustainable locations. A policy for exceptions also allows leeway for smaller/ small scale developers to provide more innovative housing/ employment solutions capable of supporting wider SD objectives.	LG
5	Transport	A tariff system can be expected to support and progress SA objective's aims to deliver improved pedestrian and cycle linkages and provide for street layout and parking that prioritises the needs of the pedestrian.	LG	Exceptions may mean that essential transport links and improvements to sustainable transport links (e.g. cycle lanes, pedestrian priority routes etc) are not delivered alongside new developments.	Y
6	Health	This option has the potential to ensure that developments contribute appropriate measures that provide for safe and accessible development that are also attractive places to live and work.	LG	Where land uses/ proposals are contributing to a defined social need then allowing exceptions should not detract from this SA objective's aims of improving health and well being in the medium term. Long term benefits are contingent on the nature of the development and the impacts against this objective are therefore uncertain.	?
7	Water	N/A		N/A	
8	Waste	N/A		N/A	
9	Climate Change	N/A		N/A	
10	Sustainable Construction	The use of tariffs provides a strong foundation for promoting the wider aspects of sustainable construction e.g. encouraging street design that favours walking and cycling; requiring the inclusion of natural spaces.	LG	Assuming that BREEAM and Code of Sustainable Homes standards are specified in policy then allowing exceptions for specific development should not be to the detriment of this SA objective.	B
11	Biodiversity	N/A		N/A	

20 Infrastructure and Implementation					
Exceptions					
SA Objectives		Option 1 No Exceptions All forms of development to contribute to a tariff or other financial system		Option 2 Exceptions Allow some land uses/proposals to contribute less or nothing (e.g. affordable housing).	
12	Heritage	N/A		N/A	
13	Landscape and Soils	N/A		N/A	
14	Built Environment	N/A		N/A	
15	Pollution	N/A		N/A	
<p>Summary:</p> <p>Option 1 provides good support for SA objectives on transport, health, communities and sustainable construction as it allows the council to specify where financial contributions are applied in support of SA objectives. As noted in relation to the infrastructure policies, the ability of this option to deliver against core SA objectives for housing and the economy is less certain as high tariffs may deter development and smaller developers which will have a direct impact on the delivery housing and employment. This may particularly be the case where development costs are high (e.g. due to remediation requirements).</p> <p>Option 2 is supported where the development/ proposal is addressing a defined social need, e.g. for affordable housing or community facilities. Where this cannot be proven then the benefits are uncertain and the option has the potential to compromise delivery against core objectives for housing, infrastructure and transport.</p>					