

Appendix VII: Recommendations for Enhancement and Mitigation

Note: * denotes where recommendation for Core Strategy Submission Document (remaining recommendations are for other development documents or processes)

POLICY	Recommendations for enhancement	Recommendations for mitigation
SS1 Sustainable Development Principles	* The policy refers to environmental assets but does not make specific reference to the water environment. This should be considered or a cross-reference made to Policy CP7. * The plan should clearly explain technical terms relating to sustainable construction for the non-specialist user.	
SS2 Requirement for major large scale developments		
WT1 Strategy for Winchester Town	* The allocations must be considered in the light of the housing and employment land requirements of the South East Plan * The Council could consider the production of design guidance to explain the inter-relationships between the design requirements made in various documents.	
WT2 Strategic Housing Allocation Barton Farm		* The site has a network of tracks which should be maintained and link to the association GI land within the site. * Light and noise pollution on the northern/ countryside edges should be given consideration in the masterplan.

POLICY	Recommendations for enhancement	Recommendations for mitigation
WT3 Strategic Employment Allocation Bushfield Camp		* Green transport plans for the whole site which encourages or requires employees to make use of the existing travel opportunities should be provided by employers. * Corporate/ campus wide sustainability strategies could be encouraged. Light and noise pollution on the northern/ countryside edges should be given consideration in the masterplan.
SH1 Strategy for the South Hampshire Urban Areas		*A commitment to monitor available commercial floorspace over the plan period. Design solutions should be produced in any masterplans.
SH2 Strategic Housing Allocation, West of Waterlooville		Light and noise pollution on the urban/ countryside edges should be given consideration in the masterplan.
SH3 Strategic Housing Allocation, North Whiteley		Light and noise pollution on the urban/ countryside edges should be given consideration in the masterplan.
SH4 North/North East Hedge End SDA		
Sh5 North Fareham SDA		
MRTA1 Strategy for Market Towns and Rural Areas	* The policy could make it clear that if levels of development require new infrastructure e.g. education and/or health facilities, this must be provided. Inclusion of this statement would improve the performance of this policy.	* Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development.

POLICY	Recommendations for enhancement	Recommendations for mitigation
MRTA2 Market Towns and Rural Area Settlement Hierarchy	* Assessment of the overall infrastructure requirements and appropriate contributions sought via Sec.106 agreements. This should be clearly expressed so that developers can proceed with confidence about development costs.	Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development. It will be important to improve public transport links.
MRTA3 The Wider Countryside		
MRTA4 Re-use of Rural Buildings	* Plan policies or associated guidance should ensure that appropriate ecological surveys are carried out prior to granting planning permission. * Clear design guidance should be provided on the conversion of rural buildings.	Other plan policies relating to access issues should ensure that inappropriate development is not allowed. Strict controls over traffic generation and noise and light pollution will be required to avoid any adverse impact.
CP1 Open Space, Sport and Recreation	* The LDF must incorporate clear and strong policies on the impact of leisure pursuits on water quality.	
CP2 Transport		Work is being undertaken to ensure that the transport improvements required are deliverable. (MVA Consultants)
CP3 Economic Growth and Diversification		
CP4 Major Commercial & Educational Establishments in the Countryside		
CP5 Green Infrastructure	* Open space requirements and playing pitch provision standards are clearly set out in policy CP1 but GI incorporates a far wider range of provision than identified in that policy. To enable incorporation of	

POLICY	Recommendations for enhancement	Recommendations for mitigation
	appropriate GI at the early planning stages the policy should give clear guidance as to the recognised standards to which the policy refers.	
CP6 Biodiversity	* The policy should clarify that not all adverse effects can be compensated for or mitigated. It is recommended that an additional sentence is added to clarify this point e.g. "Where adverse impacts are unavoidable and satisfactory mitigation cannot be achieved, development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.	
CP7 Flooding, Flood Risk and Water Management	* If this policy is to be used for development control purposes it would be much improved if the word "support" was deleted and alternative wording requiring compliance was added.	
CP8 Cultural Heritage and Landscape Character	* Only SAMs are mentioned in the context of archaeology. The policy could be expanded to include the wider importance of archaeological sites, which whilst not of such significance as scheduled monuments, should also be protected.	
CP9 South Downs National Park/ AONB		
CP10 Settlement Gaps		
CP11 Ensuring High Quality Sustainable Design	* It could be clarified that the reference to the public realm extends to walking and cycling routes through the development to encourage their use.	
CP12 Ensuring the Effective Use of Land		

POLICY	Recommendations for enhancement	Recommendations for mitigation
CP13 Sustainable Low and Zero Carbon Built Development		
CP14 Renewable and Decentralised Energy		
CP15 Housing Provision	* This policy sets out the housing figures but the other content of the policy is covered by the strategic policies. Is this in fact a strategic policy rather than a core policy?	* A move away from car dependency is required for the road network to accommodate this level of development. However all allocations require infrastructure and public transport improvements which are detailed in the policies.
CP16 Housing Priorities	* The wording lacks clarity – does it mean that a wide range of community requirements such as sheltered housing, special needs housing, residential accommodation for the elderly and nursing homes, should be provided? If so this need cannot be met by all new dwellings but by some of them. * It is unclear how affordable housing will be prioritised. Provision will largely come through quota sites and rural housing is subject to exception policies (PPS 3 and 7). Does this mean that affordable housing will be given priority when site viability issues arise? The policy requires clarity of intention.	
CP17 Housing Mix		
CP18 Affordable Housing		
CP19 Affordable Housing – Quota Sites		
CP20 Affordable Housing – Local Connections Homes		

POLICY	Recommendations for enhancement	Recommendations for mitigation
CPP21 Sites for Gypsies, Travellers and Travelling Showpeople	<p>* The policy could be improved by adding reference to the scale of sites to be allowed as large sites can overwhelm small communities. It is not suggested that actual site sizes are incorporated e.g. 10 pitches, but that wording such as "sites shall be of a scale commensurate with the size of the nearest settlement" be added.</p> <p>* The policy should also encourage the provision of play space for younger children.</p>	<p>* Provision of services do not need to be from conventional sources but can be from any source e.g. reed beds, renewable energy, boreholes but proposals should illustrate that essential infrastructure as well as means of access will be provided.</p>
CP22 Retention of Local Services and Facilities		
CP23 Infrastructure and Community Benefit		

Winchester LDF Pre-Submission Core Strategy SA Compatibility Analysis of Vision and Spatial Objectives

Key to Compatibility Analysis	
++	Positive Compatible
+	Compatible
-	Potential Conflict
--	Incompatible
?	Uncertain, dependant on other factors
~	Neutral/ not relevant

Core Strategy Vision

Winchester District is a special place characterised by a rich cultural heritage and attractive countryside and is home to a diverse population and a variety of businesses. Winchester wants to retain its distinctive identity, by ensuring that growth and change reflect not only the particular characteristics of the three key areas that make up the District, but to maximise opportunities to address change in a positive way that ensures it remains an attractive place to live, work and do business:-

- The County Town of Winchester needs to meet its housing and community requirements and to diversify its economy through the promotion of the knowledge, creative and education sectors, whilst respecting the highly valued features and setting of the Town.
- Areas at Waterlooville and Whiteley on the southern fringes of the District, to provide homes, jobs, physical and social infrastructure whilst protecting nearby environmentally sensitive sites, to create extended communities in this part of South Hampshire.
- The market towns and many villages that fall within the rural area to remain viable settlements offering where possible a range of local services and facilities, and be allowed to grow to respond to local needs, whilst retaining their individual identity and rural character. Development in those settlements that lie in the South Downs National Park should respect its purposes.

SA Objectives		Compatibility Analysis
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	++
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	++
3	Housing To provide good quality housing for all	++
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	++
5	Transport To increase accessibility; reduce car usage and the need to travel	+
6	Health To improve the health and well being of all	+
7	Water To protect, enhance and manage water resources in a sustainable way	+

SA Objectives		Compatibility Analysis
8	Waste To ensure sustainable waste management	+
9	Climate change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	+?
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	+?
11	Biodiversity To conserve and enhance biodiversity	+
12	Heritage To protect and enhance the built and cultural heritage	+
13	Landscape and Soils To protect and enhance the character and quality of the landscape of Winchester District	+
14	Built Environment To secure high standards of design	+
15	Pollution To minimise local and global sources of pollution	+
<p>Summary</p> <p>The role of the vision is to set out the overarching spatial policy and strategy intent for the Winchester District area. The vision is not expected to address all the individual aspects encompassed in the SA Framework in detail. However, the SA Framework itself does reflect sustainability issues identified by stakeholders as being key elements that should inform and help drive the long term spatial development for the Winchester area. Thus, compatibility between the vision and the SA Framework objectives is desirable.</p> <p>This vision has developed from earlier iterations (Issues & Options (2008), Preferred Option (2009)). It has been amended to be more locally specific, better reflect evidence, and follow principles of what, where, when and how. The statement continues to provide strong, clear commitments to delivering economic growth whilst ensuring that the Winchester District area remains an attractive place to live. The recognition of three key areas with particular characteristics strengthens the commitment to maximising change in a positive way. This revised approach is highly compatible with SA objectives on community, infrastructure, housing and economy. The focus on promoting knowledge, creative and educational sectors in Winchester Town strengthens the high compatibility with SA objectives for community and economy. Similarly, making the statement more locally specific for the separate characters of the South Hampshire Urban Areas, and the rural areas, clarifies and improves the commitments to communities and a diverse economy.</p> <p>The positive compatibility of the vision in terms of design, biodiversity, heritage, and landscape SA objectives are confirmed as the rich heritage and attractive countryside is acknowledged, together with the role of the South downs National Park. The extent of the positive compatibility of</p>		

SA Objectives	Compatibility Analysis
<p>the vision in terms of water, waste, climate change, and pollution is dependent on factors such as the phasing of development; the positive compatibility of climate change and sustainable construction is also dependent upon other factors such as the details of development management and thus the compatibility analysis notes some uncertainty.</p> <p>Overall, the vision is highly compatible with the key objectives set out in the SA Framework and provides for a robust strategic framework for delivering long term sustainable development for the economy, communities and environment of the Winchester District area.</p>	

Core Strategy Objectives

COMPATIBILITY ANALYSIS		SA Framework Objectives														
		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Active Communities																
1	Maximise new and existing opportunities for walking, cycling, sport and recreation/play to promote healthy lifestyles for all members of the community.	++	+	~	~	+	++	~	~	+	~	+	~	+	+	+

COMPATIBILITY ANALYSIS		SA Framework Objectives														
		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	Provision of 11000 new homes across the District by 2031.	++	+	++	+	?	++	?	?	?	?	?	?	?	?	?
3	Provision of a range of housing types and tenures to address the varied housing needs of the District's resident and working population to ensure inclusion for all.	++	+	++	+	?	++	?	?	?	?	?	?	?	?	?
4	Retention of existing and provision of the necessary services and support facilities in the right places at the right time, including health, education, cultural, leisure and shopping etc, to ensure our existing and new communities are attractive and safe places to live and work.	++	+	++	+	++	++	?	?	?	?	?	?	?	?	?
5	Encourage sustainable transport alternatives that reduce the use of the private car and enable people to live close to where they work or participate in activities.	++	+	++	+	++	++	?	?	?	?	?	?	?	?	?
Prosperous Economy																
1	To promote the varied talents of the District, building on the creative and knowledge based industries that exist, whilst developing the agricultural, tourism, and cultural assets of our historic towns and villages and valued landscapes, by ensuring that there are a range of sites and premises available for businesses and commercial enterprises to set up and expand to meet their full potential.	+	+	~	++	~	+?	?	?	?	?	?	+?	+?	?	?
2	To maximise the presence of the South Downs National Park, utilizing its tourism and cultural opportunities whilst supporting its purposes.	+	~	~	++	?	+?	?	?	?	?	+?	+	+?	+?	?

COMPATIBILITY ANALYSIS		SA Framework Objectives														
		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
3	Encourage the development and adoption of energy efficiency and renewable energy technologies and enable their take-up by new and existing businesses, through the creation and promotion of a low carbon economy.	+	?	~	++	~	+?	?	?	+	+?	?	?	?	?	?
High Quality Environment																
1	Protection and enhancement of Winchester District's valuable environments and wildlife assets, whether these are urban, rural or involve the built or natural environments, to ensure that the changes we are seeking restore, maintain or enhance the biodiversity and landscape character of the District as a special place.	~	~	~	~	?	+	?	?	?	~	++	~	++	?	+
2	To ensure that the status of the water environment (both ground and surface water systems) in the District is maintained and improved through the development strategy promoted.	~	~	~	~	~	+	++	?	?	+?	+?	+?	+	?	+
3	To provide, protect and enhance green infrastructure to include open spaces, green links and wildlife corridors.	+?	+	~	+?	+?	+	?	?	?	?	++	+?	++	+	+
4	To mitigate against impacts of and adapt to the effects of climate change through promoting lifestyles and businesses which are sustainable for the environment and maximising the use technologies that are available to reduce waste and carbon emissions.	~	~	~	~	?	+?	+?	+	++	+	+?	?	?	?	+?
5	To maximise the use of sustainable construction methods and	~	+?	~	~	~	?	+	?	++	++	+	?	+?	+?	+?

COMPATIBILITY ANALYSIS		SA Framework Objectives														
		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	drainage systems and encourage the use of locally sourced materials, to protect the integrity of the natural systems and resources that exist in the District.															
6	To ensure high quality design takes account of character, local distinctiveness and sustainable design principles.	++	~	+?	?	~	+?	~	~	+	++	+	+?	+?	++	+?
7	To maximise the use of the District's limited land resource through the promotion of higher densities and creative design where these are appropriate.	++	?	+	+?	?	+?	~	~	~	+?	?	?	?	+?	?
Summary:																
Active Communities																
<ul style="list-style-type: none"> The spatial objectives for active communities are highly compatible with SA objectives for building communities, housing, and transport. Improvements to housing through provision of a range of types and tenures, together with sustainable transport options, are key factors in wider health improvements and these Core Strategy objectives are particularly compatible with SA objectives for health and transport. Improvements to communities and provision of services will have positive effects associated with economic development. Compatibility with environmental SA objectives is uncertain since effects are dependent upon other environmental CS objectives and development management policies. 																
Prosperous Economy																
<ul style="list-style-type: none"> The approach set out by the CS objectives is highly compatible with SA objectives for economy and building communities by providing support for existing industries and promotion of developing assets of historic towns, villages and valued landscapes. Positive compatibility with SA objectives for health since employment is a wider determinant of health and well-being. Positive compatibility with landscape since specific aims for valued landscape and support for purposes of South Downs National Park. 																

COMPATIBILITY ANALYSIS	SA Framework Objectives														
	Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<ul style="list-style-type: none"> The focus on energy efficiency and renewable energy technologies strengthens the positive compatibility for SA climate change objective. Compatibility with other environmental and design SA objectives is uncertain since effects are dependent upon other CS objectives and development management policies. <p>High Quality Environment</p> <ul style="list-style-type: none"> The approach set out by the Winchester Core Strategy objectives for a high quality environment is highly compatible with the SA environmental objectives, in particular those for design, sustainable construction, the built environment, climate change, water, biodiversity and landscape; these highly compatible objectives contribute to a high compatibility with building communities – directly and indirectly over the long term. The focus on sustainable design principles and high quality that recognises local character strongly supports SA objectives for communities and environmental factors; aiming for high quality indicates compatibility with reducing pollution and protecting valued assets and resources. Specific mention of reducing waste and carbon emissions, and sustainable drainage, is strongly compatible with SA objectives on climate change, waste and water. <p>Overall the development objectives are highly compatible with the key objectives set out in the SA Framework and provide a robust strategic framework for delivering long term sustainability led improvements for the economy, communities and the environment of the Winchester District.</p>															

Core Strategy: Development Strategy and Principles

Policy DS1 Development Strategy and Principles

The Local Planning Authority will support the delivery of new housing, economic growth and diversification through the following development strategy:-

- Winchester Town will make provision for 4000 new homes through a range of accommodation to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.
- The South Hampshire urban areas will to develop two sustainable new neighbourhoods to provide some 5500 new homes and contribute towards meeting the PUSH strategy of improving economic performance by providing major housing and economic growth and community and physical infrastructure.
- The Market Towns and Rural Area will make provision for 1500 new homes, and to support economic and community development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of communities, and maintains their rural character and individual settlement identity.

Development proposals will be expected to make efficient use of land and take a sequential approach that prioritises the use of previously developed land in accessible locations in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

In delivering the District's housing, employment and community requirements the following considerations will apply to all development proposals:-

- The importance of retaining environmental assets, the efficient use of scarce resources, constraints and opportunities;
- The use of public transport, walking and cycling is made easy to reduce non-essential car use;
- Housing development should be close to jobs, services and facilities and in the most accessible locations for transport by all modes;
- A town centres first approach to retail, leisure or other development proposals that are high attracters of people;
- High standards of design and sensitivity to character and setting;
- Positively contribute to individual and community wellbeing, health and safety and are socially inclusive;
- Testing whether infrastructure and services has adequate capacity to serve new development, or arrangements are made in a timely manner for appropriate increases in capacity;
- Issues relating to climate change, renewable energy, green infrastructure, recycling/waste, flooding issues and impact on the water environment are properly addressed.

COMPATIBILITY ANALYSIS		SA Framework Objectives														
		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Core Strategy Preferred Option (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
DS1	Development Strategy and Principles	++	++	++	++	++	+	+	+	++	+	+	+	+	+	?
<p>Summary</p> <p>Since the PO stage in 2009, the principles for development in DS1 have developed to incorporate the broad development strategies from the previous policy SS2 Requirements for Major Large Scale Developments (now deleted) to relate better to the three spatial areas (Winchester Town (WT); South Hampshire Urban Areas (SHUA); Market Towns & the Rural Area (MTRU)) each with its own characteristics. The qualities, challenges and opportunities for each of the three areas are described in the Profile of the Winchester District in the Core Strategy, and are summarised in the Policy DS1.</p> <p>Socio-Economic Compatibility: The development strategy principles are strongly compatible with the SA objectives for communities, infrastructure, housing, economy and transport since the policy sets out the development strategy including housing numbers and employment types for each of the three spatial areas related to their particular characteristics. The broad development strategy for WT aims to meet the needs of the whole community, for the SHUA sustainable communities are planned, and for the MTRU specifically refers to promoting the vitality and viability of communities. The principles are compatible with the SA objective health – community services and employment are wider determinants of health and well-being.</p> <p>Environmental Compatibility: The Development Strategy & Principles remain strongly compatible with the SA objectives on climate change and have been strengthened by the explicit mention of impacts on the water environment (as recommended by the previous SA). The positive compatibility of the DS1 with SA objectives on sustainable construction, biodiversity, heritage, and landscape is retained through the commitment to considering the importance of environmental assets and scarce resources; waste/recycling is now specifically stated. The positive compatibility with the built environment SA objective is clear from the commitment to high standards of appropriate design. The extent of the compatibility with SA objective on</p>																

pollution is dependent on factors such as the details of development management - thus the compatibility analysis notes some uncertainty.

Overall the Policy DS1 Development Strategy and Principles set out a strong framework to guide development, recognising the particular characteristics and issues for each of the three spatial areas, requiring high design standards, promoting inclusive communities, sustainable transport, recognising the importance of environmental assets and efficient use of scarce resources, and requiring that issues relating to climate change, waste, energy, green infrastructure and the water environment are properly addressed.

Winchester Local Plan Part 1- Core Strategy Pre-Submission: SA Compatibility Winchester Town Vision

Key to Compatibility Analysis	
++	Positive Compatible
+	Compatible
-	Potential Conflict
--	Incompatible
?	Uncertain, dependant on other factors
~	Neutral/ not relevant

Vision

The vision for Winchester Town is to ensure the Town retains its desirability and prosperity by providing a range of accommodation to meet the needs of the whole community, ensuring that the local economy thrives on its strengths in higher education, creative and media industries, and other knowledge-based activities, and respecting the town's special heritage and setting.

COMPATIBILITY ANALYSIS	SA Framework Objectives														
	Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Winchester Town Vision	++	++	++	++	~	+	?	?	?	?	?	++	+	?	?
Summary:	The role of the vision is to set out the spatial strategy intent for the Winchester Town area, in accordance with the overarching vision for the District and having regard to the particular characteristics and issues for the area. The statement provides strong, clear commitments to delivering locally specific housing and economic development, retaining the desirability of the town area and especially recognising its special heritage and setting.														

Winchester LDF Pre-Submission Core Strategy: SA of Policies – Winchester Town

SUSTAINABILITY APPRAISAL KEY	
++	Major Significant Positive Effects: development actively encouraged as it would resolve an existing sustainability problem
+	Minor Significant Positive Effects: No Sustainability constraints and development acceptable
0	Neutral
?	Unknown/uncertain effect
-	Minor Significant Negative Effects: potential sustainability issues; mitigation and /or negotiation possible
--	Major Significant Negative Effects: problematical & improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
x	Major Significant Negative Effects: absolute sustainability constraints to development

SA Framework Objectives		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Winchester Town Policies Appraisal Summary																
WT1	Development Strategy for Winchester Town	++	+	++	++	+	+	O?	O	+?	O?	+	-?/+	O?	+	+
WT2	Strategic Housing Allocation – Barton Farm	+	+	++	+	+	+	O-?	+	+/-?	+	?	O	+	O	O/?
WT3	Bushfield Camp Opportunity Site	?	+?	O	+	+	+?	?	O?	+	+	?	O	+?	+?	+?

WT1 Development Strategy for Winchester Town

The spatial planning vision for Winchester Town will be achieved through:-

- Provision of 4000 new homes (2011-2031) to meet a range of community needs and deliver a wide choice of homes including affordable homes (which are a priority), market homes for sale, homes attractive to the private rented sector, extra care housing, housing for people with disabilities and those with support needs, and student accommodation, to ensure social inclusion. This will be achieved through :
 - Development and redevelopment of existing premises and sites and other opportunities within and adjoining the defined built-up area of Winchester, to deliver some 2000 new homes .
 - a new neighbourhood to the north of Winchester at Barton Farm for about 2,000 homes, of which 40% will be affordable, and associated support facilities and services in accordance with the requirements of Policy WT2;
- opportunities for economic development and diversification through:
 - Retention of existing employment land and premises (in accordance with policy CP9) to provide for new business growth to broaden Winchester's economic base through growth in sectors including knowledge, creative and media industries and more specifically start-up premises to encourage entrepreneurship;
 - Provision of new employment floorspace in appropriate locations
- Provision of additional retail floorspace through existing planned developments and future additional provision to support Winchester's role as a sub-regional shopping centre for existing and new communities;
- Promotion of the town centre is the preferred location for new development that attracts high visitor numbers such as retail, leisure, culture and tourism
- Additional open space and recreational provision, including:
 - 12 hectares of play space and 26 hectares* of sports provision to be secured through new allocations and in conjunction with development;
 - opportunities to address the existing under-provision will be explored, with existing provision retained and not released for alternative purposes, given the amount of the existing shortfall;
- Retention of existing and provision of new green infrastructure to ensure that the town retains its attractive green setting, its well-defined urban edge, and access to open space and adjoining countryside;
- Implementation of the Winchester Access Plan and the Winchester Air Quality Management Plan to ensure that transport provision and access to and within the town provides opportunities for sustainable transport provision and reduces carbon emissions.
- Exploring the opportunities presented by the site at Bushfield Camp in accordance with Policy WT3
- Ensuring that all new development is of the highest design quality in terms of architecture and landscape, fully considers and respects the context of its surroundings to reflect local distinctiveness, and makes a positive contribution to the quality of the area.

**as per current open space standards set out in Winchester District Local Plan Review 2006 Policy RT4*

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy maximises the benefits of the relatively extensive community facilities and supporting infrastructure in Winchester Town. The policy is focused on delivering a wide choice of homes and prioritises affordable homes. This approach provides very strong support for the SA community objective and particularly tackles identified sustainability issues of in- and out-commuting with a mis-match of workers and residents – thus it would provide for major positive effects in the long term.	++	Diversity in types and sizes of homes; provision of affordable housing likely to be achievable (2011 SA Baseline B.1.5 Housing) Aging population (B.1.1 Population).	The Policy recognises extra care, disabilities and student needs; it could be further enhanced by including older people since Winchester has an aging population.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Open space, recreational provision; retention and provision of green infrastructure will contribute positively to meeting community infrastructure. Timing and phasing of infrastructure is dealt with by SS1 as overarching principle for all development proposals.	+		
3	To provide good quality housing for all	The policy sets out how the housing requirement for WT is to be achieved and specifies the need for 40% affordable housing as a priority. It makes commitments to delivering a wide choice of homes to ensure social inclusion providing strong positive support for the SA objective.	++	Diversity in types and sizes of homes; provision of affordable housing likely to be achievable (2011 SA Baseline B.1.5 Housing) Aging population (B.1.1 Population).	The policy could be further enhanced by including older people since Winchester has an aging population.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The changing economic structure of the town is recognised and the policy is specific to those employment sectors that have been identified to resolve a sustainability issue. This approach to diversify Winchester Town's economy through promotion of creative and cultural industries linked to it universities will provide strong support for the SA objective and have major positive effects in the medium to long term.	++	Review of Employment Prospects and Employment Land (DTZ, 2011).	
5	To increase accessibility; reduce car usage and the need to travel	The role of the town as the focus of retail and leisure development in parallel with economic and housing development should help to minimise the use of private cars. The policy gives clear commitment to ensure that transport and access provides opportunities for sustainable transport modes.	+	Implementation of Winchester Access Plan	
6	To improve the health and well being of all	The commitment to retention and additional open space, recreation, green infrastructure and high quality design will have positive effects since these are wider determinants of health and well-being.	+		
7	To protect, enhance and manage water resources in a sustainable way	The scale and focus on development of existing sites and the promotion of the town centre has the potential for negative cumulative effects on the water environment, particularly the River Itchen with European biodiversity designation and landscape/amenity value. However, the overarching development principles set out in Policy SS1 include that issues relating to flooding and the water environment are properly addressed.	○?	SA Baseline – Water B1.10 (2011)	Potential adverse effects are mitigated through other policies – SS1, CP5, CP6 and CP7.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
8	To ensure sustainable waste management	No direct effects on waste; recycling and waste effects covered by overarching development principles in Policy SS1.	○	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy makes a commitment to sustainable transport provision which has indirect positive effects on climate change through reduction in carbon emissions. Overarching policy SS1 requires that issues on climate change are properly addressed for all development proposals. Major development proposed for greenfield site at Barton Farm (see WT2); large size can offer opportunities for mitigation and adapting to climate change; uncertainty is associated with extent secured through masterplan and implementation.	+?	Mitigation and enhancement is provided through other policies: SS1, CP13,
10	To promote the sustainable design and construction of buildings and places	The policy requires that all new development is of the highest design quality but sustainable design/construction factors are not specifically addressed. The effects of the policy are related to CP13 sustainable low and zero carbon built development.	○?	
11	To conserve and enhance biodiversity	Retention and provision of green infrastructure has positive effects on biodiversity. The extent of the effects is dependent on other policies such as CP5 and CP6.	+	
12	To protect and enhance built and cultural Heritage	The Town's special heritage and setting is stated in the Vision for WT. However, whilst this policy WT1 requires that all new development fully considers the context and is of highest design, there is no specific reference to the particular heritage value of the town.	-? +	Mitigation provided by Policy CP 8. Enhancement possibility through reference to the particular heritage of the Town.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
13	To protect the character and quality of the landscape of Winchester District	All new development must be of the highest design quality and fully consider the context of its surroundings. This should mean that the urban/countryside interface is well managed without significant negative effects and the scale of development focused in the town should be neutral in the medium to long term. The uncertainty of effects is associated with the details as set out in other policies CP5 and CP8	○?		
14	To secure high standards of design	All new development must be of the highest design quality and fully consider the context of its surroundings. The clarification and explanation of high design quality is set out in other Policy CP11.	+		The policy could be enhanced by design guidance to further explain the inter-relationships between design and sustainability requirements for development proposals.
15	Minimise local and global pollution	Promotion of the town centre for high visitor attractors and sustainable transport provision, together with implementation of the Access Plan and AQMP, should have positive effects on minimising emissions.	+	Air Quality is improving since 2005 high levels of traffic need to be reduced to meet with targets in the city centre (Winchester Air Quality Management Plan)	
<p>Summary</p> <p>The strategic housing allocation at Barton Farm to the north of Winchester Town has not been assessed as part of this policy as it is subject to detailed appraisal under Policy WT2. Bushfield Camp to the south of the town is not allocated now as a strategic site as the site is not deliverable in the short term and a number of issues remain to be resolved. However, it is retained as an opportunity site and the SA continues to note that these allocations maximise the benefits of the existing infrastructure of Winchester Town. There will be inter-relationships and cumulative effects, for example on transport, green infrastructure, biodiversity and water, when considering the town and Barton Farm, and with the opportunity site should it be progressed. The nature and extent of these will be dependent on masterplanning details and the implementation of other topic specific policies.</p>					

SA Objective	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>The policy seeks to address the need for housing, employment, transport, open space/recreation, community and physical infrastructure. Since the Preferred Option stage in 2009, the vision for Winchester Town has been separated into text not policy and the Policy WT1 has been amended to be more locally specific.</p> <p>Generally, the policy provides strong positive support in the medium to long term for SA objectives aiming to build communities, provide good quality housing for all, maintain economy and develop diversity, as well as positive effects indicated for SA objectives on infrastructure, health, transport, the built environment and pollution. The approach of promoting development in the town where sustainable transport options are more readily available also enables behavioural choices that will realise lower carbon footprints for both individuals and communities overall.</p> <p>With the extent of proposed development, there are potential adverse effects for landscape and water but these should be mitigated by other topic specific policies and be neutral in the longer term. The particular issue of sustainable water planning and management is addressed since the SA in 2009 by the inclusion of water in the overarching development principles DS1.</p> <p>Whilst the particular heritage qualities for Winchester Town are stated in the vision text, this is not explicitly referred to in the policy. All new development is required to be of the highest design quality and further details are set out in Policy CP13.</p> <p>Overall the policy WT1 effectively supports and progresses social, economic and environmental SA objectives; and no significant adverse effects are identified.</p> <p>SA Recommendations:</p> <ul style="list-style-type: none"> ▪ The policy should include explicit consideration of the particular historic heritage and settings. ▪ Consideration is given to preparing design guidance that brings together various elements in the Core Strategy on high quality design and sustainable construction. 		

Policy WT2 Strategic Housing Allocation – Barton Farm

Land at Barton Farm, Winchester, as shown on the following map, is allocated for the development of about 2,000 dwellings together with supporting uses. Any development must accord with the Development Strategy for Winchester Town (Policy WT1), other policies in this Plan and the following site-specific requirements:

- The creation of a distinctive, well integrated suburb of Winchester Town which respects its local context, and enhances the standards of sustainable design in the locality;
- The proposal should follow an organic sequence of development commencing at the southern urban edge of the site with the timely provision of infrastructure and community facilities to the benefit of the new community at the earliest possible time;
- A masterplan to be produced to reflect the location of the site and minimise its impact on the setting of Winchester and local landscape, to incorporate the highest standards of contemporary urban design and the effective use of the site through the application of appropriate densities, layout and form;
- The development should be designed to meet the housing needs of all sectors of the community, including families, the young and older people to ensure equality and social cohesion. House types and affordability should be matched so far as possible to the local employment base in order to reduce the need for in and out commuting;
- Provision of a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses, pre-school facilities, and primary education. The potential for relocating all or some of the facilities on the current Henry Beaufort secondary school site should be investigated;
- Improved accessibility to the town centre and the railway station by sustainable transport systems to reduce the need to travel by car, including public transport provision and enhancement, footpaths, cycleways, bridleways, and green corridors. Measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks should be included and funded, including the provision of a park and ride 'light' scheme within the northern part of development.
- Provision of publicly accessible land to the east of the railway line to help meet requirements for green infrastructure, and to mitigate potential environmental impacts, in addition to substantial areas of on-site open space to meet all the recreational needs of the new community, including the retention and enhancement of existing tracks within the site to provide links between existing and proposed green infrastructure;
- Avoid harmful impacts on water resources, given the proximity of the site to the River Itchen which is designated as a European site of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk;
- Protection and enhancement of landscaping and mature trees along the ridge which runs from east to west across the site, along Well House Lane and Andover Road, and within the area to the east of the railway line.
- The provision of major new structural planting, especially to soften the impact of development in views from the north and to reduce the impact of noise and light pollution arising from the development of the site.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks to create a well integrated suburb. It requires a sequence of development commencing at the southern edge and this will better enable integration with existing communities. A range of housing needs and a new local centre will have positive effects to promote social inclusion and community cohesion.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The potential for relocating all or some of the facilities on the current Henry Beaufort secondary school would have positive effects for Winchester Town. Provision of local centre and new and links for green infrastructure will have positive effects in the long term. The policy now includes additional requirement for substantial on-site open space as well as the land to the east of the railway.	+		Appropriate timing also addressed through DS1 development principles.
3	To provide good quality housing for all	Requirement to meet housing needs of all sectors of the community with house types and affordability matched to employment will have strong positive effects in the long term.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	New local centre with educational facilities and small-scale employment uses will have minor positive effect on local economy. Indirect positive effects by provision of good housing for workers.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
5	To increase accessibility; reduce car usage and the need to travel	The policy strongly promotes accessibility by sustainable transport systems and requires measures to mitigate traffic impacts on strategic and local roads, including provision of park and ride light scheme. The larger scale of the proposals facilitates sustainable transport and there should be positive effects for existing residents in the north part of the town as well as for the new development.	+		
6	To improve the health and well being of all	Development of this scale can provide/improve health facilities and has associated green infrastructure which can provide recreation and leisure space and allotments. Provision of good quality housing and community facilities has positive effects as these factors are wider determinants of health and well-being.	+		The SA in 2009 recommended that the network of tracks on the site should be maintained and link with the GI land allocated to the east of the railway. This is explicit in the policy now.
7	To protect, enhance and manage water resources in a sustainable way	The policy notes the proximity of the site to the European protected River Itchen and requires provision of a fully integrated Sustainable Drainage System (SuD) to mitigate against any flood risk. A site of this size should be able to accommodate such sustainable water management including optimising water efficiencies and SuDs. The potential for negative effects on the water environment is closely related to biodiversity effects for this policy. Mitigation will be required that considers the interactions of water flow, quantity, quality (chemical & biological), flood	0?	-?	River Itchen Special Area for Conservation (SAC) River Basin Management Plan for South East England (Environment Agency 2009) HRA Report (2011) The Environment Agency will modify consents to ensure no adverse impact on the Itchen SAC. The HRA recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5. Policy CP1 7 addresses the whole water environment with protection of water quality, optimising water efficiency, & capacity of infrastructure.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures	
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)				
		risk management, and biodiversity. Effectiveness will depend upon the details of masterplanning and EIA.				
8	To ensure sustainable waste management	The site is large enough to provide community composting facilities and in a location where kerbside recycling can be extended and this is a positive effect, supported by the new inclusion of waste/recycling in Policy SS1 on development principles.	+	Draft Hampshire Waste & Minerals Plan (2011) Winchester City Council provides a fortnightly collection of recyclables from all domestic properties in the District.	The policy could be enhanced by clarifying the waste/recycling requirements to be addressed in the masterplan.	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is well located in relation to the town where there are major facilities, and together with the requirement for sustainable transport, major development in this area should reduce the potential for car use. The site is greenfield and will reduce the area available for food production – this is an emerging national issue for food security; the significance for Winchester and SE England is uncertain.	+	-?	Most of agricultural land in the vicinity is Grade 3. SA Baseline B1.1.13 (2011)	Issues such as flooding and carbon reduction through sustainable construction are addressed in other policies CP11 Energy, CP12, CP1 7 Flood Risk.
10	To promote the sustainable design and construction of buildings and places	All sites of this size can be of sustainable design and construction, reflecting location and context. The effectiveness of proposals are dependent upon other policies but if implemented should have positive effects in the medium to long term.	+		Policy controlled by other policies - CP11 ensuring high quality design; CP13, CP14. The details of mitigation & enhancement will be in the masterplanning and supporting EIA, sustainability report.	
11	To conserve and enhance biodiversity	The policy notes the proximity of the site to the River Itchen. There are no SSSIs or SINCs on or	?	R Itchen SAC HRA Report (2011)	The HRA recommends a requirement for a sustainable	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		adjacent to the site. The potential effects on biodiversity also need to be considered in the context of the wider water environment. The site with new green infrastructure and improved links could enhance the wider biodiversity resource as part of the ecosystem services providing open space.			water strategy; water neutral development or CSH Level 5.
12	To protect and enhance built and cultural Heritage	The site is not known to be adjacent to a conservation area or any areas of archaeological significance.	○		
13	To protect the character and quality of the landscape of Winchester District	The site is bounded by Wellhouse Lane to the north which provides a well defined boundary. The south western and south eastern boundaries are composed of residential development and the proposed green infrastructure land ensure s that coalescence with Headbourne Worthy does not take place. The policy requires protection and enhancement of landscaping and mature trees. There should be no significant adverse effects in the medium to long term.	+		
14	To secure high standards of design	The policy requires development to accord with local distinctiveness and context- and to be of the highest standards of design.	+		Details controlled by Policy CP 11 Ensuring High Quality Sustainable Design.
15	Minimise local and global pollution	Development of this size can increase pollution, particularly in the short term during construction. Transport related pollution should	○ ?		Mitigation of noise and light pollution through masterplanning and EIA.

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		be minimised through the requirement for sustainable transport system. Noise and light could affect tranquility on the northern boundary.		
<p>Summary</p> <p>The policy has been updated since 2009 to reflect consultation, the current situation and the previous SA. A key feature of the updating is the requirement for substantial areas of on-site open space to meet recreational needs, including retention of existing tracks to provide links for green infrastructure. This change has improved the sustainability of the policy with regard to more positive progression of SA objectives for communities and their health; it should also have positive effects on biodiversity/ecosystem services but the significance of this is uncertain and dependent on the details of masterplanning and supporting EIA.</p> <p>The proposals for this site positively support the SA objectives for housing, communities and their health, infrastructure and the economy by providing a range and diversity of housing types that can be integrated into Winchester Town. The requirement for sustainable transport systems should have positive effects on both the new and existing communities and contribute to the SA objective for climate change. The policy requires protection and enhancement of landscape and this should mitigate potential adverse effects; the significance will be dependent on the implementation of other policies and the details of masterplanning and EIA.</p> <p>The potential for adverse effects on the water environment and the inter-relationships with biodiversity, particularly the River Itchen, is recognised in the policy. The effects are also controlled by other policies, and the effectiveness of mitigation/enhancement will be dependent on the details of masterplanning and supporting EIA. The HRA recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5; and require monitoring of air quality to confirm no adverse effects on European sites.</p> <p>The policy is strong on design and requires incorporation of the highest standards, reflecting the location and context of the site. This will have positive effects for SA objectives on sustainable construction and design, the significance of which is dependent on the implementation of other policies and the details of masterplanning and EIA. Although the site is greenfield, it is not of the higher grades of agricultural land and the size of the proposals with around 2000 dwellings and supporting uses offers opportunities of scale with regard to sustainable design and construction. Overall this Policy WT2 positively progresses SA objectives for housing, communities and local economy; the potential for adverse effects on water, landscape and biodiversity is recognised with mitigation/enhancement required, together with the highest standards for sustainable design.</p>				

Policy WT3 Bushfield Camp Opportunity Site

Land at Bushfield Camp, Winchester as defined on the following map is identified as an Opportunity Site. A comprehensive, conservation led approach is required for the site, given its location in the Winchester - Compton Street Local Gap, its proximity to the South Downs National Park and the River Itchen Special Area of Conservation, and the presence of a Site of Importance for Nature Conservation Interest, existing trees and archaeological remains.

Development proposals will be considered on the 20 hectares of land that has been previously occupied, and should secure the remainder of the site being made available and laid out for public access and use in perpetuity and for strategic landscaping.

Proposals must resolve the long term future of the site by securing sustainable development and delivering a high quality, accessible scheme which meets the following criteria :-

- Delivers necessary social, economic or environmental development which could not otherwise be accommodated within or around Winchester, does not compete or detract from the town centre, is compatible with the provision made elsewhere through this strategy, and reflects other policy statements prepared by the Council including the Vision for Winchester
- Promotes non-vehicular access to and within the site, through the creation of new routes and extensions/diversions of existing routes to ensure that the site integrates with surrounding areas and to minimise its impact on the strategic highway network. To exploit the position of the site's proximity to the Winchester South Park and Ride site to access the site without reliance on the private car.
- Includes a Habitats Regulations Assessment to consider the potential effects on biodiversity, on-site and on the River Itchen, and the possible in combination effects of the development on nearby sites of national and international importance. The development proposals must meet the tests of the Habitats Regulations and be accompanied by a full set of measures to avoid or mitigate the local and wider impacts of the development on the water environment, green infrastructure and biodiversity.
- Be of exemplary design and configuration so as to have an acceptable impact on the setting of Winchester and the wider area, retain key views, and take into account its unique gateway location and the various designations that affect the site and its surroundings.
- Maximises the use of sustainable construction techniques and materials so that it achieves high levels of sustainability and delivers a zero/low carbon scheme.

Only schemes which incorporate an innovative and progressive approach, resulting from assessing the needs of the town and community views, and take into account the above criteria and other relevant policies of this Winchester District Local Plan Part 1 - Core Strategy will be favourably considered.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The characteristics of the site and unique location may suit a non-traditional form of development such the progression of this objective is uncertain at this time.	?		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The uncertainty regarding the potential uses for the site leaves uncertainty regarding provision of any community infrastructure, although the recreational potential of the area is recognised with open space and green infrastructure to the north of the site.	+?		
3	To provide good quality housing for all	The site is unlikely to be suitable for traditional housing developments and thus considered to have no direct effects.	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy recognises that the site may suit a form of development that requires such a unique location, and this would contribute to greater diversity of employment.	+		
5	To increase accessibility; reduce car usage and the need to travel	The policy promotes non-vehicular access to and within the site, and requires exploitation of proximity to the South Park & Ride.	+		Green Travel/Transport Plans that encourage or require employees to use sustainable transport modes could be provided by the occupiers and contribute further to exemplar.
6	To improve the health and well being of all	The recreational potential of the area is recognised but likely to be limited since much of the land is designated as a SINIC. Employment is also a wider determinant of	+?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		health and will have positive effects.			
7	To protect, enhance and manage water resources in a sustainable way	The policy recognises the potential adverse effects on the River Itchen. The requirement for exemplary design and maximisation of sustainable construction should result in neutral or positive effects on the water environment.	?	HRA Report (2011)	Depends on other policies CP 17; The HRA recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5.
8	To ensure sustainable waste management	The site has been used by the Army and the likelihood of any land contamination is unknown at this stage.	○?		Sustainable waste/recycling required for all developments as a principle set out in SS1.
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is well located for sustainable transport which will contribute positive effects to progress towards targets for climate change. The policy requires exemplar standards for sustainable design and construction.	+		Depends on other policies CP11, CP13, CP14.
10	To promote the sustainable design and construction of buildings and places	The policy requires exemplar standards for sustainable design and construction.	+		Depends on other policies CP11, CP13, CP14.
11	To conserve and enhance biodiversity	A large part of the site is an SINIC and there is potential for adverse effects on the River Itchen SAC.	?	HRA Report (2011)	The HRA recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5; and require air quality monitoring to confirm no adverse effects on European sites.
12	To protect and enhance built and cultural	Archaeological remains are known but the site is self-contained and should have no further effects on the built cultural heritage. However,	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Heritage	there are sensitivities in relation to the setting of the town and long distance views including through proximity to the National Park. The policy requires exemplar design and there should be no significant adverse effects.			
13	To protect the character and quality of the landscape of Winchester District	The area for development is previously developed promoting positive effects for land and soils. The policy recognises the proximity of the South Downs NP and the site's unique gateway location to the town. Exemplary design and configuration is required to ensure that there are no adverse effects.	+?		
14	To secure high standards of design	The policy requires exemplary design and maximisation of sustainable construction. Uncertainty of significance due to uncertain uses and proposed development yet.	+?		Details controlled by Policy CP 11 Ensuring High Quality Sustainable Design.
15	Minimise local and global pollution	The requirement for sustainable transport should minimise traffic-related pollution. Noise and light could affect tranquility for the open space to the north and the farmland to the south but adverse effects are unlikely to be significant.	+?		Mitigation of noise and light pollution through masterplanning and EIA.
<p>Summary</p> <p>The policy has been updated since 2009 to reflect consultation, the current situation and the previous SA. The updating changes the site from a strategic employment allocation to an opportunity site recognising that there are issues to resolve and that there is uncertainty about the viability and delivery. The policy now enables the opportunities for the site to be explored, acknowledging its unique characteristics, and recognising its potential for contributing to the aims for Winchester Town in the longer term.</p>					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>The policy would positively support SA objectives for employment, communities and their health; also positive potential for green infrastructure and recreation. The location of the site enables sustainable transport systems with positive effects on SA objectives for transport, climate change. There is uncertainty of effects on water, biodiversity and landscape due to the sensitivity of the site with designated nature conservation, nearby European protected River Itchen, and its visibility from the wider area. However, the policy requires specific consideration of these issues, including exemplary design which should mitigate adverse effects. The HRA recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5; and require air quality monitoring to confirm no adverse effects on European sites. The uncertainty remains at this stage of appraisal since the extent of the mitigation will be dependent on other policies and the details of proposed use, masterplanning, and the EIA.</p> <p>The SA recommended that the positive effects of sustainable transport could be further enhanced through requiring Green Travel/Transport Plans by the occupier(s).</p>		

Winchester Local Plan Part 1-Core Strategy Pre-Submission: SA Compatibility S Hants Urban Areas Vision

Key to Compatibility Analysis	
++	Positive Compatible
+	Compatible
-	Potential Conflict
--	Incompatible
?	Uncertain, dependant on other factors
~	Neutral/ not relevant

Vision

The vision for the South Hampshire Urban Areas is to develop a series of sustainable new neighbourhoods/communities to contribute towards meeting the PUSH strategy of improving economic performance by providing sustainable opportunities for large-scale, high quality housing, economic development and associated uses.

COMPATIBILITY ANALYSIS	SA Framework Objectives														
	Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
South Hampshire Urban Areas Vision	++	++	++	++	~	+	?	+?	+?	+?	?	+?	+?	+?	?

Summary:

The role of the vision is to set out the spatial strategy intent for the South Hampshire Urban Areas, in accordance with the overarching vision for the District and having regard to the particular characteristics and issues for the area. The statement provides strong, clear commitments to delivering a series of large scale, high quality development areas. Development at larger scales should enable strong sustainable design and construction. Compatibility with environmental SA objectives is generally positive through the requirement for sustainable communities and opportunities, but uncertain since dependent upon specific policies. Overall, the vision is highly compatible with the key socio-economic SA objectives and provides a robust strategic framework for promoting the sustainable development.

Winchester Local Plan Part 1 - Core Strategy Pre-Submission: SA S Hants Urban Areas Policies

SUSTAINABILITY APPRAISAL KEY	
++	Major Significant Positive Effects: development actively encouraged as it would resolve an existing sustainability problem
+	Minor Significant Positive Effects: No Sustainability constraints and development acceptable
0	Neutral
?	Unknown/uncertain effect
-	Minor Significant Negative Effects: potential sustainability issues; mitigation and /or negotiation possible
--	Major Significant Negative Effects: problematical & improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
x	Major Significant Negative Effects: absolute sustainability constraints to development

SA Framework Objectives		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
South Hampshire Urban Area Policies Appraisal Summary																
SH1	Strategy for South Hampshire Urban Areas	++	+	++	?	+	+	-?	+	-	+	-?	?	+?	+	-?
SH2	Strategic Housing Allocation – West of Waterlooville	++	+	++	++	+	+	-	?	+	+	-	+	?	+	○?
SH3	Strategic Housing Allocation – North Whitely	++	++?	++	+	+	+	?	?	+	+	?	+	?	+	+?
SH4	North Fareham SDA	+	○	+	+	○	+	○	○	○	○	?	+	+	○	○

Policy SH1 Development Strategy for South Hampshire Urban Areas	
The vision for the South Hampshire Urban Areas will be achieved through the provision of:-	
<ul style="list-style-type: none"> • The provision of new housing to meet a range of community needs and deliver a wide choice of homes including affordable homes (which shall be a priority), market homes for sale, homes attractive to the private rented sector, extra care housing and housing for people with disabilities and those with support needs, to ensure social inclusion. • a new community to the West of Waterlooville consisting of about 3,000 homes (500 in Havant Borough), of which 40% will be affordable, and associated employment provision, support facilities and services, in accordance with the requirements of Policy SH2. • a new community to the North of Whiteley consisting of about 3,000 homes, of which 40% will be affordable, which will support existing employment provision and provide new and expanded infrastructure, facilities and services, in accordance with the requirements of Policy SH3. • Peripheral green infrastructure associated with the North of Fareham Strategic Development Area, which is located within the adjoining Fareham Borough, in accordance with the requirements of Policy SH4. • Commercial floorspace at Whiteley, Segensworth and West of Waterlooville (mostly already committed), which will contribute to achieving the economic strategy for the PUSH area and help to provide balanced new communities nearby. • Protection of important natural assets, particularly habitats of national and international importance, and Gaps which are important in defining the urban structure of the area. 	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of	Provision of a wide range of homes in 2 new neighbourhoods/communities with supporting services will have very positive	++	Plans for Places (WCC, 2011) http://www.winchester.go	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	the population and promote social inclusion	effects on meeting the needs of the projected population in South Hampshire. The large scale should enable inclusion for all sectors and promote diversity.		v.uk/Documents/LDF/Plans%20for%20Places/Plans4Placesdocumentjune2011.pdf	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The infrastructure requirements for each of the development areas are set out in the development strategy policy; new & expanded infrastructure for N Whiteley will address an identified sustainability issue. Green infrastructure is specifically stated for the North Fareham area.	+		Timing and phasing of all developments addressed by overarching development principles in SS1.
3	To provide good quality housing for all	The policy seeks to deliver a wide choice of homes, including 40% affordable homes as a priority, and encompassing a range of people with different needs. Reference is made to the need to cater for increasingly aging population in the text but not in the policy.	++		The policy could be enhanced by including the specific needs of the elderly in the policy text as well.
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Large existing & planned employment allocations; commercial floorspace mostly already committed, together with some employment provision associated with support services in the new development areas, will contribute to local jobs.	?	PUSH Economic Strategy.	Work outwith the new development areas will have more positive effects if supported by sustainable transport systems.
5	To increase accessibility; reduce	Transport impact studies for each of the 3 sites and each (SH2-4) seeks to encourage	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	car usage and the need to travel	a modal shift away from car use, and to provide mixed use to reduce the need to travel. Short term adverse effects are likely as new transport infrastructure is provided but positive effects are indicated in the long term.			
6	To improve the health and well being of all	Development areas on these scales can be disruptive in the short term for existing communities. Good quality homes meeting diverse needs contribute to wider determinants of health and positive in longer term.	+	-	Short term adverse effects mitigated through environmental management agreed during masterplanning & EIA.
7	To protect, enhance and manage water resources in a sustainable way	The proposed levels of development have the potential for adverse effects on the water environment. Larger developments of this size may enable more effective sustainable water management. Both the Waterlooville and Whiteley sites may adversely affect European protected areas for the River Hamble.	-?	The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to protect European sites.	
8	To ensure sustainable waste management	The sites are large enough to provide community composting facilities and in a location where kerbside recycling can be extended and this is positive effect, supported by the new inclusion of waste/recycling in Policy SS1 on development principles.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Developments of this scale will increase transport-related carbon emissions, and will increase energy and water demands with concomitant effects on emissions. However, the scale of the developments should enable more effective sustainable water and energy management.	-?		Sustainable transport systems will reduce effects; other policies will encourage sustainable water, energy & construction.
10	To promote the sustainable design and construction of buildings and places	All sites of these sizes can be of sustainable design and construction.	+		
11	To conserve and enhance biodiversity	The policy requires protection of natural assets, particularly international and nationally important habitats. The N Whiteley site is near to European protected sites on the R Hamble & is adjacent to a SSSI.	-?		See also HRA Report (2011) – recommends monitoring of air quality at strategic sites to ensure no adverse effects on European protected sites.
12	To protect and enhance built and cultural Heritage	Historical and cultural heritage is not addressed strategically within this policy but dealt with specifically for SH2-4.	?		Policies could be enhanced if SS1 Development Strategy and Principles included historical & cultural heritage.
13	To protect the character and quality of the landscape of Winchester District	Focus is on urban areas and no significant adverse effects are predicted. The policy includes requirement to protect Gaps which are important in defining urban and rural boundaries.	+?		Overarching Policy DS1 Development Principles requires high standards & sensitivity to character and setting.
14	To secure high standards of design	Not explicit in this strategic policy but addressed by Policy DS1.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
15	Minimise local and global pollution	Transport related pollution must be expected from this scale of development, together with noise and light pollution – particularly at the interface of new development and countryside; also in the short term during the construction phase.	-?		Design solutions can be produced during masterplanning; Short term adverse effects mitigated through environmental management agreed during EIA.
<p>Summary</p> <p>This policy remains as a strategic policy which sets out how the required development in the South Hampshire area will be achieved. It refers to the policies SH2 - 4 which are assessed individually in this SA. The policy strongly supports SA objectives for communities and housing with employment, although it is noted that most commercial floorspace is already committed. Protection of natural assets, particularly international and nationally important habitats, and Gaps which are important in defining the urban/countryside boundaries, is specifically required by the policy. The effects associated with many of the SA objectives are addressed for each site in Policies SH2-4 and controlled by other policies.</p> <p>The large scale of the sites enables more effective sustainable design and construction, including transport, water and energy management. The significance of effects is uncertain at this strategic stage and associated with the locally specific policies SH2-4; other policies and the overarching development principles SS1 provide mitigation. There will be short term adverse effects during construction and these may be mitigated through appropriate timing in masterplanning and environmental management agreed as part of EIA.</p> <p>When considering the cumulative effects of this strategic policy, adverse effects are indicated for transport (and associated emissions for pollution and climate change) but when considered with the detail of transport improvements specified in the separate policies it is illustrated that mitigation is possible and existing sustainability problems may be resolved.</p> <p>Generally, there may be adverse effects on biodiversity, particularly with regard to internationally protected sites on the River Hamble. However, this was identified in the earlier SA/HRA work and the policy clearly states that habitats of international and national importance will be protected. The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to</p>					

SA Objective	Assessment of Effects		
protect European sites.	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
protect European sites.	There will inevitably be adverse impacts of this scale of development which must be balanced against the expressed need for the housing and commercial development required. The need and possibilities for mitigation are recognised and this is clearly expressed in the individual development proposal policies (SH2-4) and addressed by other specific policies. Overall, the policy provides the strategic framework for major development in the South Hampshire area.		

Policy SH2 Strategic Housing Allocation – West of Waterlooville
<p>Land to the West of Waterlooville (as shown on the following map) is allocated for the development of about 3,000 dwellings together with supporting uses.</p> <p>The development should deliver the agreed vision for the West of Waterlooville major development area which aims to create a sustainable urban extension to Waterlooville, integrated with Waterlooville town centre and forming the fourth quadrant of the town. It must accord with Policy DS1 in addition to the following site-specific requirements:</p> <ul style="list-style-type: none"> • be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way; • retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre; • provide at least 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/ commercial areas; • provides a new access road through the development between the A3/Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development; • provide two primary schools and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Land for an urban extension was allocated in the adopted land and this proposal incorporates both the land which now has planning consent for 2,000 dwellings and the strategic reserve housing allocation for 1,000 dwellings. An agreed vision for the site has been produced by the West of Waterlooville Forum which explicitly wishes to create an inclusive community. The proposal also incorporates cross boundary community working. Schools, a local centre and employment development are incorporated in the proposal which gives an opportunity to create an inclusive community with access to facilities for all within their own community. Integration with existing communities is explicit within the policy.	++	Opportunities as seen by the West of Waterville Forum (Sept 2008). Plans for Places (WCC, 2011) http://www.winchester.gov.uk/Documents/LDF/Plans%20for%20Places/Plans4Placesdocumentjune2011.pdf	The major positive effects will be dependent upon implementation of other policies.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The proposal clearly sets out the infrastructure requirements to meet the needs generated by the development. Clarity at this stage allows potential developers to incorporate the requirements in their development planning. Green infrastructure is	+		Positive effects supported by overarching development principles in Policy DS1.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		allocated to the west and south of the site.			
3	To provide good quality housing for all	SH1 requires provision of housing to meet a range of community needs, including priority for 40% affordable housing. Major positive effects.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The inclusion of employment land (at least 23 ha) ensures that the required land for economic development is available. The location of the employment in proximity to residential development will assist in creating a low carbon economy. Development which would undermine the retail function of the town centre will not be allowed. Positive and long term effects for the local economy.	++		
5	To increase accessibility; reduce car usage and the need to travel	The area has good transport connections and benefits from its proximity to Portsmouth. The policy contains specific requirements to enable good cycle and pedestrian access to the town centre; requires provision of public transport and other measures to reduce traffic. Development of community facilities, employment premises and residential should help reduce use of the car.	+		Significance of positive effects depends upon details of masterplanning.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures	
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)				
6	To improve the health and well being of all	The proposal includes leisure, through open space provision, education and employment opportunities which are all good for general health. The parcel of land designated for open space and GI should offer recreation opportunities for the existing community but its' use will be restricted by much of the land being designated as a SINC. Development on this scale can be disruptive in the short term for existing communities through noise and pollution during the construction phase which will need to be offset by control of working hours, dust etc. Therefore there is potential for short term adverse effects but long term positive.	+	-		Significance of positive depends upon details of masterplanning and EIA.
7	To protect, enhance and manage water resources in a sustainable way	The development is proximal to or within the catchment areas of water courses in the District. There is potential for adverse Impact on water quality and from the potential increase in recreational activity. Avoidance of adverse impact will be dependent on the robust implementation of other plan policies e.g. Policy CP17 and the findings of the AA.	?		The site is in proximity to the Chichester and Langstone Harbours SPA and Portsmouth Harbour SPA/Ramsar. The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH	Avoidance of adverse impact will be dependent on the robust implementation of Policy CP17 and see also the HRA Report (2011).

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
				Level 5 to protect European sites.	
8	To ensure sustainable waste management	The site is large enough to provide community composting facilities and in a location where kerbside recycling can be extended with positive effects.	+	Winchester City Council provides a fortnightly collection of recyclables from all domestic properties in the district. Recycling bins are provided free of charge. www.winchester.gov.uk	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is well located in relation to the town where there are major facilities so development in this location should reduce the potential for car use. Issues such as flooding and carbon reduction through sustainable construction are covered elsewhere in the plan. The site is greenfield and will reduce the area available for food production- food security is an emerging national issue with local significance uncertain. There are inevitably mixed effects associated with this level of required development.	+	- ?	The site will be required to provide a percentage of its energy demand from renewable sources in accordance with CP11 and CP12. The significance of effects is uncertain since they depend upon details of masterplanning and EIA.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	All major sites can be of sustainable design and construction, reflecting context and location. The effectiveness of proposals are dependent on other policies but if implemented should have positive effects in the medium to long term.	+		Significance depends on other policies and details of masterplanning and EIA.
11	To conserve and enhance biodiversity	There is potential for adverse impact on this objective.	?	The site is in proximity to the Chichester and Langstone Harbours SPA and Portsmouth Harbour SPA/Ramsar.	The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to protect European sites.
12	To protect and enhance built and cultural heritage	The site is not adjacent to a conservation area or any areas of archaeological significance (based on available information). No significant adverse effects indicated.	+	SA Baseline B.1.8 (2011)	
13	To protect the character and quality of the landscape of Winchester District	Whilst the eastern boundary of the site is adjacent to residential development, the western boundary of the site is to open countryside including the Denmead Gap. However a belt of land for GI is proposed on this boundary which should enable a good urban /countryside interface to be designed.	-?		Significance and effectiveness of mitigation will depend on the implementation of other policies CP15, CP18, CP20; details of masterplanning and EIA.
14	To secure high standards of	Overarching Policy DS1 development principles requires high standards of	+		Significance and effectiveness of mitigation will depend on the

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	design	design.			implementation of other policy CP13; details of masterplanning and EIA.
15	Minimise local and global pollution	Development of this size can increase pollution, particularly in the short term during construction. Transport-related pollution can be minimised through the requirement for sustainable transport. Noise and light pollution could affect tranquility on the western boundary.	○ ?		Light and noise pollution on the western urban/countryside edges should be given consideration in the site master plan.
<p>Summary</p> <p>The policy has been updated since 2009 to reflect consultation, the current situation and the previous SA. The requirement for provision of employment land has changed from 30 hectares to at least 23 hectares. It is assumed that there remains a mix of housing and commercial such that the positive effects on SA objectives for economy remain. The proposals for this site have very positive effects to progress SA objectives for communities and housing, together with positive effects in the long term for infrastructure and health, transport and contribute to objectives for climate change. The site does offer a comprehensive range of social, residential and economic development which should help reduce carbon emissions in the long term.</p> <p>This is a large greenfield site and will have some short term adverse effects but it is fundamental to meeting the District and regional housing requirement which meets social needs. Details of significance and effectiveness of mitigation will be in the masterplanning and supporting EIA.</p> <p>The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to protect European sites.</p> <p>Overall this Policy SH2 positively progresses SA objectives for housing, communities and local economy; minor adverse effects are indicated for landscape and suggestions made to improve the effectiveness of mitigation for water and protected biodiversity effects.</p>					

Policy SH3 Strategic Housing Allocation – North Whiteley

Land to the North of Whiteley (as shown on the following map) is allocated for the development of about 3,000 dwellings together with supporting uses. The development should reflect Whiteley's predominantly wooded character and setting by maximising the opportunities presented by the substantial areas of green space within and adjoining the allocated area, which are either unsuitable for built development or needed to mitigate potential impacts on protected sites. Development proposals should be accompanied by a comprehensive masterplan which includes an indicative layout and sets out how this will be achieved

The development should also compliment and take advantage of facilities in the nearby town centre and major employment at the Solent Business Park. It must accord with Policy DS1 in addition to the following site-specific requirements:

- protect and enhance the various environmentally sensitive areas within and around the site, avoiding harmful effects or providing mitigation as necessary. These assets, particularly the existing woodlands on and adjoining the site, which should be used to create attractive neighbourhoods with a distinctive sylvan character, improve biodiversity, provide recreational facilities including areas for children's play, and possibly be managed to as a source of renewable energy (woodfuel);
- provide for pre-school facilities, and two additional primary schools and a secondary school to accommodate the development, along with other physical and social infrastructure, including ensuring that there is adequate provision for primary health care in the locality to serve the new community;
- provide a comprehensive assessment of existing access difficulties affecting Whiteley, agree solutions prior to planning permission being granted, and incorporate specific proposals to ensure that these are implemented at an early stage of the development;
- undertake a full Transport Assessment to ensure that the package of mitigation measures are incorporated into the scheme, including pedestrian and cycle links, a public transport strategy and any off-site contributions as deemed necessary;
- complete Whiteley Way at an early stage of development, in an environmentally sensitive manner which does not cause undue severance for the new community or encourage traffic from adjoining areas to use the new route to gain access to the strategic road network.
- provide measures to ensure that smarter transport choices are made to achieve a modal shift which minimises car usage, manages the impact of private cars on the highways network, and implements measures necessary to accommodate additional traffic. These should improve Whiteley's level of self containment and make a significant contribution towards reducing commuting levels;
- undertake a full assessment of the impact on habitats and bio-diversity (especially those of national and international importance such as the River Hamble and the Solent) of development both locally and in combination with other nearby sites.
- the development proposals must be accompanied by a Green Infrastructure Strategy which sets out measures to avoid harmful impacts and mitigate the local and wider impacts of the development, including light and noise pollution on adjacent land. The strategy will also

need to include any off-site measures required to mitigate any harmful impacts on European sites.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Whiteley communities have identified the need for improved service provision and there positive effects indicated for the medium and long term that are socially inclusive.	++	Live for the Future Event (2007) Plans for Places (WCC, 2011) http://www.winchester.gov.uk/Documents/LDF/Plans%20for%20Places/Plans4Placesdocumentjune2011.pdf North Whiteley Development Forum (2011) http://www.winchester.gov.uk/Committee	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The proposal clearly sets out the infrastructure requirements to meet the needs generated by the development including new provision for primary health care. Additional requirement to provide green infrastructure strategy to detail measures for mitigating adverse effects on biodiversity.	++?		Requirement for Green Infrastructure Strategy will increase positive effects by ensuring mitigation measures are identified and implemented.
3	To provide good quality housing for all	SH1 requires provision of housing to meet a range of community needs, including priority for 40% affordable housing. Major positive effects.	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The location of the Solent Business Park in proximity to residential development will assist in creating a low carbon economy by potentially reducing commuting. Development which would undermine the retail function of the town centre will not be allowed. Positive and long term effects for the local economy.	+		
5	To increase accessibility; reduce car usage and the need to travel	The policy seeks to encourage a modal shift which minimises car use from this scale of development and to reduce Whiteley's level of commuting. New commitments to a public transport strategy reduce uncertainty and enable progression to a more sustainable transport system. Requirement to complete Whiteley Way at early stage should reduce short term adverse effects on disruption to communities.	+		The additional requirement for a full Transport Assessment will reduce uncertainty about the effectiveness of mitigation proposals.
6	To improve the health and well being of all	The proposal includes leisure, through open space provision, education and employment opportunities which are all wider determinants	+?		New commitments for maximising open space opportunities and

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		<p>of health. New specific requirement for Primary health care.</p> <p>The parcel of land designated for open space and GI should offer recreation opportunities for the existing community but its' use will be restricted by much of the land being designated as a SSSI.</p> <p>Development on this scale can be disruptive in the short term for existing communities through noise and pollution during the construction phase which will need to be offset by control of working hours, dust etc. Therefore there is potential for short term adverse impact but long term positive effects.</p>			<p>requirement for green infrastructure strategy will ensure more certainty for mitigation of potential adverse effects.</p>
7	<p>To protect, enhance and manage water resources in a sustainable way</p>	<p>The policy proposes development near to the north of Whiteley which lies close to the Upper Hamble Estuary and Woods. Also potential for significant adverse impact on the Solent and Southampton SPA/Ramsar. Policy requires a full assessment of biodiversity, especially these water sites.</p> <p>A site of this size should be able to accommodate sustainable water management including water efficiencies and SuDs. No significant flooding issues known.</p>	<p>-? ○</p>		<p>Mitigation provided by Policy CP17 flooding & the water Environment.</p> <p>The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to protect European sites; and also consider effects of recreation on water eg dog-walking; and require monitoring of air quality to confirm no adverse effects on</p>

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures	
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)				
					European sites	
8	To ensure sustainable waste management	The site is large enough to provide community composting facilities and in a location where kerbside recycling can be extended. Positive impact.	+	Winchester City Council provides a fortnightly collection of recyclables from all domestic properties in the district. Recycling bins are provided free of charge. www.winchester.gov.uk		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is well located in relation to the town where there are major facilities so development in this location should reduce the potential for car use. Issues such as flooding and carbon reduction through sustainable construction are covered elsewhere in the plan. The site is greenfield and will reduce the area available for food production- food security is an emerging national issue with local significance uncertain. There are inevitably mixed effects associated with this level of required development.	+	-?	Most of agricultural land appears to be grade 3. (http://magic.defra.gov.uk/)	The site will be required to provide a percentage of its energy demand from renewable sources in accordance with CP11 and CP12. The significance of effects is uncertain since they depend upon details of masterplanning and EIA.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	All major sites can be of sustainable design and construction.	+		Significance depends on other policies and details of masterplanning and EIA. Controlled by other Policies CP11 and CP12.
11	To conserve and enhance biodiversity	The policy proposes development near to the north of Whiteley which lies close to the Upper Hamble Estuary and Woods. The site lies adjacent to a strategic gap which is also designated as a SSSI. Potential for significant adverse effects but mitigation by continued requirement for full assessment of impacts.	-?		HRA Report (2011) New requirement to develop green infrastructure strategy setting out measures to mitigate local and wider impacts, including any off-site measures.
12	To protect and enhance built and cultural Heritage	No conservation areas or archaeological sites within or adjacent to the site.	+		
13	To protect the character and quality of the landscape of Winchester District	The site lies adjacent to a strategic gap designated to avoid coalescence between urban areas. The proposed development should not erode the purpose of the settlement gap. Potential for adverse effects but mitigation possible.	-?		Mitigation through retention of Whiteley-Fareham Gap in Policy CP18.
14	To secure high standards of	Overarching Policy DS1 development principles requires high standards of design.	+		Significance and effectiveness of mitigation will

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	design				depend on the implementation of other policy CP13; details of masterplanning and EIA.
15	Minimise local and global pollution	Development of this size can increase pollution, particularly in the short term during construction. Transport-related pollution can be minimised through the requirement for sustainable transport.	+?		New specific requirement to avoid adverse effects including addressing light and noise pollution in the green infrastructure strategy.
<p>Summary</p> <p>The policy has been updated since 2009 to reflect consultation, the current situation and the previous SA. Key elements of the policy updating include the requirement to maximise opportunities presented by the open space areas, ensuring adequate provision for primary health care, undertaking a full traffic assessment to ensure more sustainable transport systems, and to include a green infrastructure strategy that sets out mitigation measures for adverse effects (and specifically including noise and light pollution) to European sites and the wider biodiversity. The changes to the policy have significantly improved the sustainability of the effects of implementation by requiring assessments to detail significance of effects with measures of mitigation and stating commitments to mitigation through a specified green infrastructure strategy.</p> <p>The proposal for this major development positively supports the SA objectives for communities and their health, housing and employment. The requirement for a full transport assessment should maximise opportunities for sustainable transport systems and have positive effects on both existing and new communities, and contribute to the SA objective on climate change.</p> <p>The previous SA in 2009 identified the potential for adverse effects on the water, landscape and biodiversity objectives given the proximity of the site to international and wider biodiversity designations. The policy now includes commitments to mitigation. Although the site is greenfield, it is not of higher grades of agricultural land and the size of the proposals offers opportunities for scale with regard to sustainable design and construction. Overall the Policy SH3 strongly progresses SA objectives for housing, communities and the local economy; the potential for adverse effects on water, landscape and biodiversity is recognised and mitigation commitments are required. The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to protect European sites; also consider</p>					

SA Objective	Assessment of Effects		Suggested Mitigation and Enhancement Measures
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	
effects of recreation on water eg dog-walking; and require monitoring of air quality to confirm no adverse effects on European sites.			

Policy SH4 North Fareham SDA

The City Council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of between 6,500 - 7,500 dwellings together with supporting uses, centred immediately to the north of Fareham.

Land within Winchester District (as shown on the plan below) will form part of the open areas, required by the South East Plan, to ensure separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy CP18 Gaps.

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1 To create and sustain communities that	The policy seeks to ensure that the proposed SDA does not have an adverse impact on the communities of Knowle	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	meet the needs of the population and promote social inclusion	and Wickham as also protected by policy CP18.			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	This will be the responsibility of Fareham Borough Council.	0		
3	To provide good quality housing for all	Type and tenure of housing will be the responsibility of Fareham Borough Council. However the policy illustrates that cross boundary working is taking place to facilitate meeting the sub-region's identified housing need, with concomitant positive effects.	+		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Protection for the quality of landscape and settlements will support the tourist industry, with minor positive effects.	+		
5	To increase accessibility; reduce car usage and the need to travel	This will be the responsibility of Fareham Borough Council and is not influenced by this policy.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
6	To improve the health and well being of all	This will be the responsibility of Fareham Borough Council but protection of open space in proximity to proposed residential development will mean access to the countryside for future residents.	+		
7	To protect, enhance and manage water resources in a sustainable way	This will be the responsibility of Fareham Borough Council.	0		The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to protect European sites; and require monitoring of air quality to confirm no adverse effects on European sites.
8	To ensure sustainable waste management	This will be the responsibility of Fareham Borough Council.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	This will be the responsibility of Fareham Borough Council.	0		
10	To promote the sustainable design and	This will be the responsibility of Fareham Borough Council.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	construction of buildings and places				
11	To conserve and enhance biodiversity	Protection of the landscape and open spaces often has indirect benefits for biodiversity. However increased recreation pressure can have adverse impacts if there is open access.	?		
12	To protect and enhance built and cultural heritage	The policy protects the identity and setting of the two settlements.	+		
13	To protect the character and quality of the landscape of Winchester District	Positive effects through focus of policy to retain open and undeveloped rural nature of the area.	+		Specific control through Policy CP18.
14	To secure high standards of design	This will be the responsibility of Fareham Borough Council.	0		
15	Minimise local and global pollution	This will be the responsibility of Fareham Borough Council.	0		
Summary					
The policy recognises the need for cross boundary working with the adjacent authority to help deliver the strategic growth required in the South Hampshire sub-region and as set out in Fareham Council's Core Strategy. The policy has been updated to reflect the adoption of the Fareham					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>Core Strategy and ongoing discussions – the housing numbers have reduced from 10,000 to 6500-7500 dwellings which will reduce the potential for effects. The policy seeks to protect the integrity of existing settlements and the landscape - effects are either positive or not relevant to Winchester.</p> <p>The HRA Report (2011) recommends a requirement for a sustainable water strategy; water neutral development or CSH Level 5 to protect European sites; and require monitoring of air quality to confirm no adverse effects on European sites.</p>		

Winchester Local Plan Part 1-Core Strategy Pre-Submission: SA Compatibility Market Towns & Rural Area Vision

Key to Compatibility Analysis	
++	Positive Compatible
+	Compatible
-	Potential Conflict
--	Incompatible
?	Uncertain, dependant on other factors
~	Neutral/ not relevant

Vision

The vision for the market towns and rural area is to support development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of all communities, and maintains their rural character and individual settlement identity.

COMPATIBILITY ANALYSIS	SA Framework Objectives														
	Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Market Towns and Rural Area Vision	++	++	++	++	+?	+	+?	+?	+?	+	+?	+?	+?	+?	+?
Summary:	The role of the vision is to set out the spatial strategy and policy intent for the market towns and rural area, in accordance with the overarching vision for the District and having regard to the particular characteristics of the areas. Compatibility with environmental SA objectives is positive through the requirement for sustainable locations, but uncertain since dependent upon specific policies. Overall, the vision is highly compatible with the key socio-economic SA objectives and provides a robust strategic framework for promoting the sustainable communities.														

Winchester Local Plan Part 1-Core Strategy Pre-Submission: SA of Market Towns & Rural Area Policies

SUSTAINABILITY APPRAISAL KEY	
++	Major Significant Positive Effects: development actively encouraged as it would resolve an existing sustainability problem
+	Minor Significant Positive Effects: No Sustainability constraints and development acceptable
0	Neutral
?	Unknown/uncertain effect
-	Minor Significant Negative Effects: potential sustainability issues; mitigation and /or negotiation possible
--	Major Significant Negative Effects: problematical & improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
x	Major Significant Negative Effects: absolute sustainability constraints to development

SA Framework Objectives		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Market Towns and Rural Area Policies Appraisal Summary																
MTRA1	Development Strategy Market Towns & Rural Area	++	++	++	++	+?	+?	?	+	-?	○	+	○	○	○	-?
MTRA2	Market Towns and Larger Villages	++	+	++	++?	-?	+?	?	+	-?	○	?	+?	+?	+	-?
MTRA3	Other Settlements in the Market Towns & Rural Area	++	+?	+?	+?	-?	+?	?	+	-?	○	?	+?	+?	+	-?
MTRA4	Development in the Countryside	+	○	+	+	+?	○	○	+	+	+	-	○	-	+	○?
MTRA5	Major Commercial & Educational Establishments	++	+?	○	+	+	+?	○	+	+?	+	?	?	?	?	+

Policy MTRA1 Development Strategy Market Towns and Rural Area					
<p>The spatial planning Vision for the Market Towns and Rural Area will be achieved through :-</p> <ul style="list-style-type: none"> identifying and providing for the need of each settlement, to fulfil its needs relative to its role and function; the provision of new homes to meet the local housing needs of the settlements this area. A range of housing types, sizes and tenures, including affordable housing, should be provided to meet a range of needs, including those of older persons and people with disabilities and support needs to ensure social inclusion; retention of existing employment land and premises (in accordance with policy CP9) to provide and improve local employment opportunities for both existing and new businesses and to support entrepreneurship; the retention and improvement of rural shops and community facilities, including expansion at an appropriate scale in keeping with the location and the community it serves; development proposals will be required to maintain and enhance important local character and retain settlement identity. Enhancement and retention of existing infrastructure to meet local levels of growth, including communication technology. 					
SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks to protect and improve existing services and facilities and promote job opportunities. The policy recognises that development should be of an appropriate scale to not overwhelm existing facilities and communities. Potential for positive long term impact. Provision for open space and green infrastructure removed but covered by other policy CP7, CP15.	++	Plans for Places <i>after Blueprint</i> (WCC June 2011) www.winchester.gov.uk	Policy enhanced since 2009 to include specific reference to social needs and improve inclusivity. Policy enhanced through commitment to identify and provide for the need of each settlement, relative to its role and function.
2	To provide for the timely delivery of infrastructure suitable to meet	The policy requires retention, improvement and expansion at an appropriate scale.	++		Policy now includes reference to expansion of facilities (as recommended by the SA); requirement for green infrastructure

	community needs				covered by CP15; appropriate timing by DS1.
3	To provide good quality housing for all	The policy includes the provision of housing, including affordable housing, at a scale commensurate with the settlement noting that market towns and rural areas cover most of the District; specific ref to older persons.	++	Winchester has a higher than average mean age, in particular those aged over 75.	Policy now includes specific reference to a range of housing types, sizes and tenures.
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy recognises the need for diversity of location for employment and encourages economic activity outside the main Winchester Town area. Positive impact provided that the scale and nature of the development is appropriate.	++	There is considerable in and out commuting from the District.	Policy has been improved to include retention of existing employment land and improve local employment opportunities; enhancement of infrastructure to meet local growth.
5	To increase accessibility; reduce car usage and the need to travel	The policy seeks to support provision of housing, employment and infrastructure appropriate to needs and identity – this will have some positive effects on reducing commuting and contribute to more sustainable transport.	+?	Winchester has high car ownership levels.	The policy does not include specific support for rural transport initiatives and improvement of public transport; this reduces the certainty of positive effects for accessibility.
6	To improve the health and well being of all	It is more difficult and expensive to meet the health and education needs of a dispersed population rather than that centered on an urban area. Potential for mixed effects.	+ - ?		Policy enhanced through commitment to identify and provide for the need of each settlement.
7	To protect, enhance and manage water resources in a sustainable way	Any development can be designed to minimise water use and the strategy includes policies on the water environment and sustainable construction. (CP17 and CP11 respectively). There may be issues relating to cumulative effects of development which could lead to	?	Winchester has a sensitive water environment i.e. the River Itchen SAC, Solent and Southampton Water SPA/Ramsar and Portsmouth Harbour SPA/Ramsar.	See also HRA Report (2011)

		adverse effects.			
8	To ensure sustainable waste management	Policy CP11 requires development to meet Code For Sustainable Homes standards. It is more expensive/difficult to provide kerbside recycling services to rural areas. However overall, no adverse impact.	+		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The comments under water and waste objectives are both applicable to this objective. Although this policy does not address this objective, it is covered by other plan policies. However it must be recognised that dispersed development inevitably leads to increased vehicle related carbon emissions. The policy may therefore have an adverse impact.	-?		
10	To promote the sustainable design and construction of buildings and places	Again the policy does not address this objective which is covered by Policy CP11. The policy itself will have a neutral impact.	○		
11	To conserve and enhance biodiversity	No significant adverse effects.	+		All development will be subject to other policy protecting biodiversity CP16. HRA Report (2011) recommends including supporting habitats that are important to maintaining the integrity of sites.
12	To protect and enhance built and cultural	No direct or significant impact on this objective as development will be subject to conservation policies.	○		CP20

	Heritage			
13	To protect the character and quality of the landscape of Winchester District	Dispersed development can have a greater cumulative impact than focused large scale developments. This will be site and location dependant and will be subject to other plan policies.	○	Policy improved to include maintenance and enhancement of important local character; and landscape protected by CP20
14	To secure high standards of design	The policy does not address design issues which are subject to other plan polices.	0	CP11, CP12, CP13
15	Minimise local and global pollution	Dispersed development in the countryside has the potential to increase light pollution and carbon emissions. Potential for adverse effects but may be mitigated by other policies.	-2	

Summary

The policy has been significantly improved since 2009 as a result of the Blueprint consultations and the previous SA recommendations. It is more locationally specific now and gives clear direction on providing for the needs of each settlement relative to its role and function. This includes a more specific range of housing types, sizes and tenures to improve the positive effects on social inclusion and SA objectives for communities and housing. It includes more explicit requirements regarding local employment with retention of land and expansion at appropriate scale – improving the positive effects for SA objectives on communities and economy. The specific reference to including information technology will positively benefit all communities directly and indirectly with positive cumulative effects. The policy does not include specific support for rural transport initiatives and improvement of public transport; this reduces the certainty of positive effects for accessibility, although the provision of housing and employment in existing settlements will reduce outcommuting.

Overall, the policy now provides for clear strong guidance to promote sustainable communities and strongly progresses SA objectives for communities, housing and local economy; any adverse effects on other SA objectives are mitigated by specific CP topic-based policies and the DS1 overarching policy principles.

Policy MTRA 2 Market Towns and Larger Villages
 The Local Planning Authority supports the evolution of the larger settlements in the Market Towns and Rural Area to maintain and improve their role and function and to meet a range of local development needs through :-

In Bishops Waltham and New Alresford, provision for 400 – 500 new homes in each settlement and in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, and Wickham provision for 150 -250 new homes in each settlement.

Economic and commercial growth will be supported to maintain and improve the shopping, service, tourism and employment roles of these settlements and where possible improve public transport provision. Development should be appropriate in scale to the settlement and result in an improved balance between housing, employment and services. Existing facilities, services and employment provision should be retained and improved to serve the settlements and their catchment areas.

Provision for housing, employment, retail and services should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance. Sites outside settlement boundaries should only be allocated where needed to support the settlement’s role and function, following an assessment of capacity within the built-up area, or to meet a community need or realise local community aspirations identified through a Neighbourhood Plan or other process which demonstrates clear community support. Uses which are essential to the role and function of the settlement, or to maintaining the balance between housing, employment and services, may be displaced if they can be re-provided in a location which is as at least as suitable and accessible.

All new development should be appropriate in scale and design and conserve each settlement’s historic identity, countryside setting and key characteristics and local features, particularly as identified in Village Design Statements, the District Landscape Assessment or other guidance. Development should protect areas designated for their local or national importance, such as Gaps and the South Downs National Park.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that	Policy now recognises the particular characteristics of the larger settlements with less uncertainty for effects on SA	++	Plans for Places <i>after Blueprint</i> (WCC June 2011)	Policy improved to clarify and support evolution of larger settlements that can support more

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	meet the needs of the population and promote social inclusion	objectives; positive effects on communities.		www.winchester.gov.uk	sustainable communities. Specific reference to Neighbourhood Plans and Village Design Statements acknowledges the role of community planning involvement in developing sustainable communities.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Improved policy makes explicit requirements to meet communities' needs.	+		Policy improved and now sets out requirements for infrastructure and location. Timing covered by overarching DS1 development principles. Green infrastructure covered by CP15.
3	To provide good quality housing for all	Allowing some development in this wide range of settlements will assist in meeting the needs for a range of house types and tenures right across the district.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy recognises the need for diversity of location for employment and encourages economic activity outside the main Winchester Town area. Positive effects since the scale and nature of the development must be appropriate. The provision of affordable housing across the district will enable young people to stay in the area and provide a more diverse work force	++?	There is considerable in and out commuting from the District.	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
5	To increase accessibility; reduce car usage and the need to travel	Policy MTRA2 seeks to improve rural transport, wherever possible. The provision of housing and employment in existing settlements will reduce outcommuting; effects on accessibility are uncertain.	-?	Winchester has high car ownership levels.	Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development. It will be important to improve public transport links.
6	To improve the health and well being of all	It is more difficult and expensive to meet the health and education needs of a dispersed population rather than that centered on an urban area. However the majority of settlements proposed to take the higher levels of development are large enough to support basic health facilities and may encourage improvements. Potential for positive impact.	+?		
7	To protect, enhance and manage water resources in a sustainable way	Any development can be designed to minimise water use and the strategy includes policies on the water environment and sustainable construction. (CP7 & CP13 respectively). There may be issues relating to cumulative effects of development which could lead to adverse impacts.	?	Winchester has a sensitive water environment i.e. the River Itchen SAC, Solent and Southampton Water SPA/Ramsar and Portsmouth Harbour SPA/Ramsar.	See also HRA Report (2011).
8	To ensure	It is more expensive/difficult to provide	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	sustainable waste management	kerbside recycling services to rural areas. However overall, no adverse impact.			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The comments under water and waste objectives are both applicable to this objective. Although this policy does not directly address this objective, it is covered by other plan policies. However it must be recognised that dispersed development inevitably leads to increased vehicle related carbon emissions. The policy may therefore have an adverse impact although this somewhat balanced by the emphasis on infilling and redevelopment. The use of greenfield sites should be minimised.	-?		
10	To promote the sustainable design and construction of buildings and places	Again the policy does not address this objective which is covered by Policy CP11. The policy itself will have a neutral impact.	○		
11	To conserve and enhance biodiversity	All development will be subject to other policies protecting biodiversity but dispersed development does have potential for adverse and cumulative effects on biodiversity. This will be site specific.	?		Protected by CP16 biodiversity.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
12	To protect and enhance built and cultural heritage	Development will be subject to CP20 and any impacts will be site specific.	+?		Policy now includes specific reference to development being appropriate to each settlement's historic identity, setting, key characteristics and local features.
13	To protect the character and quality of the landscape of Winchester District	Dispersed development can have a greater cumulative impact than focused large scale developments. This will be site and location dependant and will be subject to CP19, CP20	+?		Policy now includes specific reference to development being appropriate to each settlement's historic identity, setting, key characteristics and local features; specific protection for Gaps and South Downs NP.
14	To secure high standards of design	The policy requires development appropriate in scale and design.	+		CP13 and DS1.
15	Minimise local and global pollution	Dispersed development in the countryside has the potential to increase light pollution and carbon emissions. Potential for adverse impact.	-?		
<p>Summary</p> <p>This policy provides clarity over the scale and type of development for the larger rural settlements and towns. The policy has been considerably improved since 2009 as a result of Blueprint consultations and the previous SA recommendations. It gives clear direction on providing for the needs of each settlement relative to its role and function, and that development should be appropriate to scale of each settlement with opportunities being accommodated initially within existing settlement boundaries. This approach will enable better progression towards sustainable development generally.</p>					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>All new development will bring about an increase in vehicle related emissions and this will necessarily be more marked in smaller settlements with poorer rail and bus links. The policy requires improvement in public transport provision where possible. Alternatively benefits will be found in the provision of affordable housing in smaller communities and the potential to provide a greater mix of dwellings in a wide range of settlements. The policy also recognises and facilitates the need to maintain and increase the diversity and location of employment opportunities across the District.</p> <p>Overall, the policy strongly supports SA objectives on communities, housing and employment. There is some uncertainty on the significance of positive effects on other SA objectives but these are mitigated by the protection afforded by specific control policies CP1-21 and the overarching DS1 development principles. Specific reference to Neighbourhood Plans and Village Design Statements acknowledges the role of community planning involvement in developing sustainable communities.</p>		

Policy MTRA 3 Other Settlements in the Market Towns and Rural Area

Within those settlements in the Market Towns and Rural Area which are not covered by Policy MTRA 2 the purpose of development should be to meet local needs, commensurate with their size, character and function:

Within the existing defined boundaries of the following settlements development and redevelopment opportunities will be supported - Cheriton, Compton Down, Corhampton, Droxford, Hambledon, Hursley, Itchen Abbas (part), Knowle, Littleton, Meonstoke, Micheldever, Micheldever Station, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney, Twyford, West Meon.

Within the following settlements which have no clearly defined settlement boundary, provision for development and/or redevelopment that consists of infilling of a small site within a continuously developed road frontage where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas will be supported - Abbots Worthy, Avington, Beauworth, Beaches Hill, Bighton, Bishops Sutton, Chilcomb, Compton Street, Crawley, Curbridge, Curdrige, Durley, Durley Street, East Stratton, Easton, Exton, Gundleton, Headbourne Worthy (part), Hundred Acres, Itchen Stoke, Kilmeston, Lower Upham, Martyr Worthy, New Cheriton/Hinton Marsh Newtown, North Boarhunt, Northington and Swarraton, Itchen Abbas, Otterbourne Hill, Ovington, Owslebury, Shawford, Shedfield, Shirrell Heath, Soberton, Soberton Heath, Stoke Charity, Tichborne, Upham, Warnford, Wonston, Woodmancott.

Other development proposals may be supported to reinforce a settlement's role and function; to meet a community need, or to realise local

community aspirations identified through a Neighbourhood Plan or process which demonstrates clear community support.

In all cases development should be of an appropriate scale so as not to exceed the capacity of existing services and infrastructure or should be accompanied by any required improvements to physical and community infrastructure provision; and

The proposal should not cause undue harm to the setting, character and appearance of the site or settlement and should conserve the settlement's historic identity, countryside setting and key characteristics and local features, particularly as identified in Village Design Statements, the District Landscape Assessment or other guidance. Development should protect areas designated for their local or national importance, such as Gaps and the South Downs National Park.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy now recognises the different characteristics and needs for the smaller settlements in the rural area, and this will better enable promotion of sustainable communities.	++?	Plans for Places <i>after Blueprint</i> (WCC June 2011) www.winchester.gov.uk	Specific reference to Neighbourhood Plans and Village Design Statements acknowledges the role of community planning involvement in developing sustainable communities.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Development proposals must realise community need and support.	+?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
3	To provide good quality housing for all	Allowing some development in this wide range of settlements will assist in meeting the needs for a range of house types and tenures right across the district. This is particularly important given the need for affordable housing and housing to suit the needs of an aging population. Development proposals must realise community need and support.	+?		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Development proposals must realise community need and support.	+?	There is considerable in and out commuting from the District.	
5	To increase accessibility; reduce car usage and the need to travel	No specific requirement regarding sustainable transport or public transport; effects uncertain.	-?	Winchester has high car ownership levels. Winchester falls distinctly behind national averages for travel to work by bus and bike but about average walking to work although this is probably more relevant to the urban areas.	Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development. It will be important to improve public transport links.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
6	To improve the health and well being of all	It is more difficult and expensive to meet the health and education needs of a dispersed population rather than that centered on an urban area. Potential for positive effects but uncertain.	+?		
7	To protect, enhance and manage water resources in a sustainable way	Any development can be designed to minimise water use and the strategy includes policies on the water environment and sustainable construction. (CP17 & CP11 respectively). There may be issues relating to cumulative impact of development which could lead to adverse impact.	?	Winchester has a sensitive water environment i.e. the River Itchen SAC, Solent and Southampton Water SPA/Ramsar and Portsmouth Harbour SPA/Ramsar.	See also HRA Report (2011).
8	To ensure sustainable waste management	It is more expensive/difficult to provide kerbside recycling services to rural areas. However overall, no adverse impact.	+		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The comments under water and waste objectives are both applicable to this objective. Although this policy does not directly address this objective, it is covered by other plan policies. However it must be recognised that dispersed development inevitably leads to increased vehicle related carbon emissions. The policy may therefore have an adverse impact although this somewhat balanced by the emphasis on	-?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		infilling and redevelopment. The use of greenfield sites should be minimised.			
10	To promote the sustainable design and construction of buildings and places	Again the policy does not address this objective which is covered by Policy CP13. The policy itself will have a neutral impact.	0		
11	To conserve and enhance biodiversity	All development will be subject to other policies protecting biodiversity but dispersed development does have potential for adverse and cumulative impact on biodiversity. This will be site specific.	?		
12	To protect and enhance built and cultural Heritage	Development will be subject to conservation policies but impact will be site specific.	+?		Policy now includes specific reference to development being appropriate to each settlement's historic identity, setting, key characteristics and local features.
13	To protect the character and quality of the	Dispersed development can have a greater cumulative impact than focused large scale developments. This will be site	+?		Policy now includes specific reference to development being appropriate to each settlement's

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	landscape of Winchester District	and location dependant and will be subject to other plan policies.			historic identity, setting, key characteristics and local features; specific protection for Gaps and South Downs NP.
14	To secure high standards of design	The policy does not address design issues which are subject to other plan policies.	+		CP13 and DS1.
15	Minimise local and global pollution	Dispersed development in the countryside has the potential to increase light pollution and carbon emissions. Potential for adverse impact.	-?		

Summary

This policy lends clarity over the scale of development but detailed impacts will still inevitably be site specific. The Policy has significantly changed since 2009 as a result of the Blueprint consultation and the previous SA recommendations. The policy promotes a level of development across the rural parts of the District where it meets a community need and is supported by a Neighbourhood Plan or Village Design Statement to demonstrate clear community support.

Development should be appropriate to scale of each settlement and capacity of services and infrastructure; this approach will enable better progression towards sustainable development generally.

There are potential adverse cumulative effects on water, biodiversity and the landscape, but these should be mitigated by other policies CP15, CP16, 16, CP17, CP18, CP19, and CP20. All new development will bring about an increase in vehicle related emissions and this will necessarily be more marked in smaller settlements with poorer rail and bus links. Alternatively benefits will be found in the provision of affordable housing in smaller communities and the potential to provide a greater mix of dwellings in a wide range of settlements.

Policy MTRA 4 Development in the Countryside
In the countryside, outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the

Local Planning Authority will only permit the following types of development:

Development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or
 Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or
 Expansion or redevelopment of existing buildings to facilitate the expansion on site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
 Small scale sites for low key tourist accommodation appropriate to the site, location and the setting.
 Development proposed in accordance with the above should also avoid harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Whilst protecting the countryside, the policy supports employment in the countryside which tends to be traditional uses and part of the social fabric of communities. Positive effects.	+	The District is predominantly rural with over fifty rural settlements. Plans for Places <i>after Blueprint</i> (WCC June 2011) www.winchester.gov.uk	The policy addresses Blueprint Consultation aspirations for only small scale development.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	As such uses are likely to be relatively small scale no significant issues are likely to arise.	○		
3	To provide good quality housing for all	It is unlikely that many reuses of existing buildings will come forward due to the costs of meeting standards; the policy is clear on requirements and minor positive	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		effects.			
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy recognises the need to support a diverse economy in the countryside, with requirements for development having an operational need for a countryside location. Positive effects.	+		
5	To increase accessibility; reduce car usage and the need to travel	The policy allows location of appropriate countryside employment close to housing e.g. forestry, some tourism uses and agriculture. This could reduce necessary vehicle use. Policy requires development to be proportionate to nature and scale of site and location. Effects dependent locally and significance uncertain.	+?		Other plan policies relating to access and transport CP10, together with the requirement for only development that is appropriate to scale and nature of sites should ensure that there are no significant adverse effects on transport.
6	To improve the health and well being of all	No direct effects unless buildings are converted to health or leisure facilities – insignificant or very minor positive effects.	0		
7	To protect, enhance and manage water resources in a sustainable way	All development must take account of the water environment particularly such enterprises as golf courses and fish farming. Overall no adverse effects and neutral - development subject to other plan policies.	0		Controlled by other plan policies CP11, CP12, CP17.
8	To ensure sustainable waste	Composting facilities require a non – residential location due to the potential	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	management	spread of fungal spores. The policy will facilitate the provision of such facilities.			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	See comments for water and transport also. Re-use of buildings saves land and construction resources, minor positive effects.	+?		
10	To promote the sustainable design and construction of buildings and places	Any building can be of sustainable construction and conversion/re-use follows principles of sustainable development. It can be difficult to raise insulation standards in many old buildings – uncertain minor effects depending upon locational details.	+	-	Controlled by other policies CP11, CP12, CP13.
11	To conserve and enhance biodiversity	Countryside locations inevitably increase the potential for harm to biodiversity through development. Rural buildings that have been unused can become valuable habitats for bats and breeding birds. Potential for adverse effects but they will be site specific.	○	- ?	Mitigated and controlled by other policies CP15, CP16 and overall effects likely to be neutral.
12	To protect and enhance built and cultural	Any effects will be site specific and subject to other plan policies. Some rural buildings have historic importance which	+	-	Any adverse effects should be mitigated by other plan policies CP20 and CP13; policy requires

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	heritage	should be conserved during conversion to other uses. Potential for adverse effects but also some buildings that have outlived their original use will be saved.			development appropriate to nature and scale of site, location and setting.
13	To protect the character and quality of the landscape of Winchester District	Countryside locations inevitably increase the potential for adverse landscape effects through development. These will be site specific.		+ -	Any adverse effects should be mitigated by other plan policies CP20 and CP13; policy requires development appropriate to nature and scale of site, location and setting
14	To secure high standards of design	All development can be well designed. Significance of effects will be dependent on implementation of design policies. Overall effects should not significant and therefore neutral.		○?	Any adverse effects should be mitigated by CP13; policy requires development appropriate to nature and scale of site, location and setting and overarching DS1.
15	Minimise local and global pollution	Allowing people to live and work in close proximity in countryside locations should limit carbon levels. Positive effects.		+	The policy now includes explicit requirement for no inappropriate noise/light or traffic generation.
<p>Summary</p> <p>The policy has been amended and updated to reflect the current situation, the Blueprint Consultation aspirations for only small scale development, merging requirements for re-use of buildings with other development requirements, and the previous SA findings.</p> <p>The appraisal identified no significant adverse effects, although it is recognised that potential impacts will be site and location dependant. Any such adverse effects will be mitigated through the implementation of other guidance, policy and conditions regulating traffic generation, ecological, heritage and landscape values. The updated policy includes a specific requirement for no inappropriate noise, light or traffic generation (as recommended by the previous SA).</p>					

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
Overall the updated policy progresses SA objectives in relation to rural communities and through allowing work places to be centred where they are required, thereby reducing the need to travel.				

Policy MTRA 5 Major Commercial and Educational Establishments in the Countryside

The Local Planning Authority will support the retention and development of major commercial and educational establishments which occupy rural locations in the District, where this will help them continue to contribute to the District's economic prosperity. Because of their sensitive rural locations, masterplans should be prepared prior to development which identify the site opportunities and constraints, promote sensitive land and building stewardship, promote sustainable development, and maximise sustainable transport opportunities, whilst limiting impacts on the surrounding environment and communities.

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1 To create and sustain communities that meet the needs of the population and promote social inclusion	This policy acknowledges rural communities' aspirations for only small scale development and recognises that any major commercial and educational establishments in the countryside should contribute to the District's economic prosperity whilst respecting the sensitivity of rural locations.	++	The District is predominantly rural with over fifty rural settlements. Plans for Places <i>after Blueprint</i> (WCC June 2011) www.winchester.gov.uk	Policy requires masterplanning to mitigate any adverse effects.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
2	To provide for the timely delivery of infrastructure suitable to meet community needs		+?		Policy requires masterplanning to mitigate any adverse effects and promote any opportunities.
3	To provide good quality housing for all	No effects on housing – neutral/not relevant.	0		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy recognises the need to support a diverse economy in the countryside and major establishments have a role to contribute to the District's economic prosperity – with appropriate masterplanning.	+		
5	To increase accessibility; reduce car usage and the need to travel	The policy allows location of employment close to settlements in the countryside and this could reduce necessary vehicle use. Policy specifically requires sustainable transport systems.	+		Policy requires masterplanning to mitigate any adverse effects and promote any opportunities, including requirement to maximise sustainable transport opportunities.
6	To improve the health and well being of all	Potential minor positive effects for employment in rural areas.	+?		
7	To protect, enhance and	All development must take account of the water environment particularly such	0		Mitigation of any site specific effects through other plan policies CP17.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	manage water resources in a sustainable way	enterprises as golf courses and fish farming. No direct impact and development subject to other plan policies.			
8	To ensure sustainable waste management	Composting facilities require a non – residential location due to the potential spread of fungal spores. The policy will facilitate the provision of such facilities.	+		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Development should be appropriately located to ensure no adverse impacts; larger establishments should be better able to accommodate requirements for sustainable energy and transport.	+?		Mitigation through other plan policies CP11, CP12.
10	To promote the sustainable design and construction of buildings and places	Any buildings can be of sustainable construction and larger establishments should be better able to accommodate requirements for sustainable design.	+		Policy requires masterplans to support sustainable development; mitigation through other plan policies CP10, CP11, CP12, CP13, CP15, CP20
11	To conserve and enhance biodiversity	Countryside locations inevitably increase the potential for harm to biodiversity through development. Any effects will be site specific and mitigated by other policies.	?		Policy requires masterplans to support sustainable development and limit impacts on surrounding environment; mitigation through other plan policies CP15, CP16.
12	To protect and enhance built	Impact will be site specific and subject to other plan policies.	?		Policy requires masterplans to support sustainable development

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and cultural heritage				and limit impacts on surrounding environment; mitigation through other plan policies CP20.
13	To protect the character and quality of the landscape of Winchester District	Countryside locations inevitably increase the potential for adverse landscape impact through development. The impact will be site specific.	?		Policy requires masterplans to support sustainable development and limit impacts on surrounding environment; mitigation through other plan policies CP20.
14	To secure high standards of design	All development can be well designed. Effects will be dependent on implementation of design policies.	?		Policy requires masterplans to support sustainable development and limit impacts on surrounding environment; mitigation through other plan policies CP13 and DS1.
15	Minimise local and global pollution	Allowing people to live and work in close proximity in countryside locations should limit carbon levels with positive effects.	+		
<p>Summary</p> <p>The policy has been moved from previous CP4 and revised to be MTRA5 since it is only relevant to the MTRA spatial area. This policy acknowledges rural communities' aspirations for only small scale development and recognises that any major commercial and educational establishments in the countryside should contribute to the District's economic prosperity whilst respecting the sensitivity of rural communities and environments.</p> <p>The policy will positively progress SA objectives for rural communities and economy. Through allowing work places to be centred where they are required and thereby reducing the need to travel, positive effects are likely for SA objectives on transport and climate change. Other effects are uncertain since they are dependent on location and site; any adverse effects will be mitigated through the policy requirement to prepare a masterplan to limit impacts and other plan policies. Overall, the policy will support rural communities and economy and contribute to the wider District's economic prosperity.</p>					

Winchester LDF Pre-Submission Core Strategy: SA of Core Policies

SUSTAINABILITY APPRAISAL KEY	
++	Major Significant Positive Effects: development actively encouraged as it would resolve an existing sustainability problem
+	Minor Significant Positive Effects: No Sustainability constraints and development acceptable
0	Neutral
?	Unknown/uncertain effect
-	Minor Significant Negative Effects: potential sustainability issues; mitigation and /or negotiation possible
--	Major Significant Negative Effects: problematical & improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
x	Major Significant Negative Effects: absolute sustainability constraints to development

SA Framework Objectives		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Core Policies Appraisal Summary																
Active Communities																
CP1	Housing Provision	+	○	++	○	-?	○	?	○	-?	○	-?	○	-?	○	○

SA Framework Objectives		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
CP2	Housing Provision and Mix	++	○	++	?	○	+?	○	○	○	○	○	○	○	○	○
CP3	Affordable Housing on Market Led Housing Sites	++	○	++	+?	?	+?	○	○	○	+	○	○	○	○	○
CP4	Affordable Housing Exception Sites to Meet Local Needs	++	○	++	+?	?	+	○	○	○	+	○	○	○	○	○
CP5	Sites for Gypsies, Travellers & Travelling Showpeople	++	+	++	○	+?	++	+	+	+?	+?	+?	++	+?	+?	?
CP6	Local Services and Facilities	++	++	○	+	+	+	○	○	+	+?	○	○	○	○?	+?
CP7	Open Space, Sport and Recreation	++	++	○	○	+	++	?	○	+?	○	+	○	+	○	+?
Prosperous Economy																
CP8	Economic Growth and Diversification	++	○	○	++	++	+	○	○	+	○	+	+	+	○	+
CP9	Retention of Employment Land and Premises	+	○	○	++	+	+	○	○	+	○	○	○	○	○	+
CP10	Transport	+	+	○	+	++	+	?	?	+?	+	?	?	?	○	+?
High Quality Environment																
CP11	Sustainable Low and Zero Carbon Built Development	+	○	+	+?	○	+	++	++	++	++	+	?	○	?	+
CP12	Renewable and Decentralised Energy	+	○	+	+	○	+?	○	○	++	+	○	-	○	+	-
CP13	High Quality Design	+	○	○	○	+	+	○	○	+	○	+	+	○	+	○
CP14	The Effective Use of Land	○	○	++	+	+	+	○	○	+	○	○	+	+	+	+
CP15	Green Infrastructure	+?	++	○	+	+	++	+	○	++	++	++	+	+	+	+
CP16	Biodiversity	○	+?	○	○	○	○	+?	○	+?	○	+	○	○	○	○
CP17	Flooding, Flood Risk and the Water Environment	○	+	+	+	○	+	++	○	+	+	○	○	+?	○	+
CP18	Settlement Gaps	+	?	○	+	○	+	?	○	+	?	+	+	+	+	+

SA Framework Objectives		Building Communities	Infrastructure	Housing	Economy & Employment	Transport	Health	Water	Waste	Climate Change	Sustainable Construction	Biodiversity	Heritage	Landscape & Soils	Built Environment	Pollution
Winchester Pre-Submission Preferred Option Objectives (see SA of I&O and POs for previous iterations)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
CP19	South Downs National Park	+	?	○	+	○	⊕	○	○	○	+	++	+	++	+	○
CP20	Heritage and Landscape Character	+	○	○	+	○	○	○	○	○	○	+	++	++	+	○
CP21	Infrastructure and Community Benefit	++	++	○	+?	+	+	+	+	+	○	+	○	○	○	○

Policy CP1 Housing Provision

Provision will be made within the District for the provision of about 11,000 dwellings (net) in the period April 2011 to March 2031, distributed between the three spatial areas as follows:

Winchester Town 4,000 dwellings
South Hampshire Urban Areas 5,500 dwellings
Market Towns and Rural Area 1,500 dwellings

Approximately 7,500 of this total will be within major developments at North Winchester (2,000), West of Waterlooville (2,500) and North Whiteley (3,000). The spatial strategy for the District is set out in detail in Policies WT1 SH1 MTRA1.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	This policy sets out the overall requirement for housing for the plan period in consideration of locally derived housing targets. Significant levels of infrastructure will be required to support this increase in population. Overall positive effects for communities.	+	Plans for Places after Blueprint (June 2011) www.winchester.gov.uk	The policy has been updated since 2009 to reflect consultation and the generation of locally derived housing targets. Other policies in the plan indicate the infrastructure requirements that are required to meet community needs.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Significant levels of infrastructure will be required to support this increase in population and are addressed by other policies. Not relevant here and neutral.	○		
3	To provide good	The policy sets out the housing numbers	++	SHLAA	This policy sets out the housing

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	quality housing for all	required to meet the requirements of locally derived housing targets and will ensure that adequate housing is provided in the District including the PUSH area.		www.winchester.gov.uk	figures and refers to the spatial strategy for each of the three spatial areas WT, SH and MTRA.
4	To maintain the buoyant economy and develop greater diversity that meets local needs	These issues have been covered in detail in the strategic and site allocation policies.	○		
5	To increase accessibility; reduce car usage and the need to travel	This level of development will inevitably have significant road traffic impacts but these are assessed in detail under the appropriate policies. However, there is potential for adverse effects and significance is uncertain but there will be mitigation through various other policies.	-?	Winchester District LDF Transport Assessment MVA Consultancy 2008 Hampshire LTP 2011-20331	All allocations require infrastructure and public transport improvements which are detailed in the policies and CP10 requires all development to be located and designed to reduce the need to travel.
6	To improve the health and well being of all	Health, education and formal and informal recreation facilities will be required to serve the increase in population. These are detailed under the appropriate policies. Provision of housing will have positive effects on the wider determinants of health.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
7	To protect, enhance and manage water resources in a sustainable way	This level of development will make demands on the water environment in terms of abstraction, dealing with waste, and risk of flooding. These issues have been covered in detail in the strategic and site allocation policies. There will be potential for adverse effects but these should be mitigated through strong policy on water.	?		A strong policy to protect the water environment and control water demand is incorporated in the plan CP17 and been subject to extensive consultation with key stakeholders.
8	To ensure sustainable waste management	These issues have been covered in detail in the strategic and site allocation policies.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	These issues have been covered in detail in the strategic and site allocation policies. However, there is potential for cumulative adverse effects and there is uncertainty about the effectiveness of mitigation through policies such as CP11 and CP12.	-?		
10	To promote the sustainable design and construction of buildings and places	All development can be of sustainable design and construction.	0		Effectiveness of mitigation depends upon scale, location and other policies CP11.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
11	To conserve and enhance biodiversity	Extensive use of greenfield sites will inevitably have an impact on habitats and biodiversity. These issues have been covered in detail in the strategic and site allocation policies. However, there is the potential for cumulative adverse effects on the wider biodiversity resources and ecosystems services.	-?	See also accompanying HRA Report (2011).	Mitigation is through specific policies CP15 and CP16 and overarching development principles DS1.
12	To protect and enhance built and cultural heritage	These issues have been covered in detail in the strategic and site allocation policies.	0		Mitigation is through specific policy CP20.
13	To protect the character and quality of the landscape of Winchester District	Use of greenfield sites is likely to have cumulative effects on the landscape. This issue is site specific and has been covered in detail in the strategic and site allocation policies. Effectiveness of mitigation depends upon location.	-?		Mitigation is through specific policy CP20.
14	To secure high standards of design	These issues have been covered in detail in the strategic and site allocation policies.	0		Mitigation is through specific policy CP13 and overarching development principles DS1.
15	Minimise local and global pollution	These issues have been covered in detail in the strategic and site allocation policies. There is the potential for cumulative effects, nature and significance is uncertain at this time.	0		

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
<p>Summary</p> <p>The policy has been updated since 2009 to reflect consultation and the generation of locally derived housing targets with a reduction in overall housing number from at least 12740 (2006-2026) to about 11000 dwellings (2011-2031). The policy sets out the housing figures and refers to the spatial strategy for each of the three spatial areas WT, SH and MTRA to provide clarity on housing numbers for the plan period.</p> <p>Sustainability Appraisal of the apportionment and expected level of development has been covered earlier in this document when considering the strategic and rural allocations. This level of housing development is likely to have some cumulative effects on environmental factors – the significance and nature is uncertain and it is the detail of other policies, location and detail of strategic allocations, that will mitigate against the potential adverse effects on water, landscape and biodiversity.</p> <p>Overall, this policy strongly supports SA objectives for communities and housing; the significance of potential cumulative adverse effects on water, landscape and biodiversity are uncertain and will be mitigated by other specific topic policies.</p>			

Policy C2 Housing Provision and Mix

New residential development should meet a range of community housing needs and deliver a wide choice of homes with priority being given to the provision of new affordable housing.

Development should provide a range of dwelling types, tenures and sizes and, as appropriate to the site size, location and characteristics, this should include a mix of market homes for sale, affordable homes and homes attractive to the private rented sector, particularly on larger sites outside the National Park. Specialist forms of accommodation such as extra care housing for older persons and homes for those with disabilities and support needs should be provided, where appropriate, taking into account local housing needs.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy will be instrumental in creating balanced communities and providing for a range of housing needs with clear positive effects in the medium to long term. The amendment to include priority to provision of new affordable housing will have major positive effects on communities and social inclusion. The priority of providing family housing across the District will have a long term beneficial impact.	++	Plans for Places after Blueprint (June 2011) www.winchester.gov.uk	The policy has been amended to include the housing mix and priorities.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct impact.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
3	To provide good quality housing for all	The policy will ensure that the housing needs of the district are met both through the private market and Registered Social Landlords (RSL). The policy is flexible and will adapt to changing patterns in the District's demographic profile. Positive and long term effects which will also assist in filling any existing gaps in housing provision.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Potential minor positive effects through the provision of appropriate accommodation for those already resident and those wishing to move to the District for employment.	?		
5	To increase accessibility; reduce car usage and the need to travel	No direct effects, not relevant.	0		
6	To improve the health and well being of all	Provision of appropriate housing is an important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing.	+?		
7	To protect,	No direct effects, not relevant; addressed	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	enhance and manage water resources in a sustainable way	and mitigated as necessary by other specific policies.			
8	To ensure sustainable waste management	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
10	To promote the sustainable design and construction of buildings and places	All dwellings can be of sustainable design and construction.	+		
11	To conserve and enhance biodiversity	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
12	To protect and enhance built and cultural heritage	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
13	To protect the character and quality of the landscape of Winchester District	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
14	To secure high standards of design	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
15	Minimise local and global pollution	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
<p>Summary</p> <p>The policy has been amended to include the housing mix and priorities, including a clear requirement with priority being given to the provision of affordable housing. This is a specific policy which is intended to avoid the saturation of the market with standard units.</p> <p>The SA indicates that the policy will provide very positive effects for housing and communities. No significant adverse effects were identified. Most SA objectives are not relevant to this specific policy and effects on environmental topics are addressed by other specific policies.</p>					

Policy CP3 Affordable Housing Provision on Market Led Housing Sites

In order to help meet affordable housing needs, all development which increases the supply of housing will be expected to provide 40% of the gross number of dwellings as affordable housing. Normally, 70% of the affordable homes should be for rent (with rent levels being determined having regard to local incomes), with the balance being Intermediate Affordable Housing.

Affordable housing should be provided on-site, indiscernible from and well integrated with market housing, unless off-site provision would better meet priority housing needs and support the creation of inclusive and mixed communities. On sites of less than 5 dwellings a financial

contribution in lieu of provision will be accepted.

Affordable housing should remain available for as long as a need exists.

In considering housing proposals the aim will be to balance housing needs, the economics of provision and local circumstances.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Provision of affordable housing in communities across the District as a whole maintains community cohesion and vitality by enabling young people to live in areas where prices are out of reach for those on average incomes.	++	Plans for Places after Blueprint (June 2011) www.winchester.gov.uk	Policy updated to reflect local aspirations.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No specific impact – the affordable housing will be principally located on the large allocated sites.	0		
3	To provide good quality housing for all	The policy directly addresses the aims of this objective. Positive long term and cumulative effects.	++		
4	To maintain the buoyant economy and	Potential minor positive effects through the provision of appropriate accommodation for those already	+?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	develop greater diversity that meets local needs	resident and working in the District.			
5	To increase accessibility; reduce car usage and the need to travel	Uncertain and any significant effects addressed by other policies.	?		
6	To improve the health and well being of all	Provision of affordable housing is an important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing. Significance is uncertain.	+?		
7	To protect, enhance and manage water resources in a sustainable way	The affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement. No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
8	To ensure sustainable waste management	The affordable housing will be principally located on the large allocated sites. No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
9	To address the causes of climate	The affordable housing will be principally located on the large allocated sites and	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	change and to adapt in line with Winchester's Climate Change Strategy	form part of the District's overall housing requirement. No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.			
10	To promote the sustainable design and construction of buildings and places	All dwellings can be of sustainable design and construction.	+		
11	To conserve and enhance biodiversity	The affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement. No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
12	To protect and enhance built and cultural heritage	The affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement. No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
13	To protect the character and quality of the landscape of Winchester District	The affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement. No direct effects, not relevant; addressed and mitigated as	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		necessary by other specific policies.			
14	To secure high standards of design	All dwellings can be of good design.	0		
15	Minimise local and global pollution	The affordable housing will be principally located on the large allocated sites. No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	0		
<p>Summary</p> <p>The Policy has been updated to reflect evidence and local aspirations. The policy sets out the requirements for affordable housing and will generally have no specific effects on the majority of SA objectives because the housing is “affordable” i.e. for social rent or shared equity, and will mainly be a component of the large allocated sites. Therefore the effect of the affordable housing is encompassed in that related to the overall housing requirement. The exception to this will be the smaller sites built on infill plots and on publicly owned land. The policy will positively progress sustainability objectives in relation to communities, housing provision and health, with major cumulative effects for promoting housing for all and social inclusion.</p>					

Policy CP4 Affordable Housing on Exception Sites to Meet Local Needs

In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority will, exceptionally, on land where housing development would not normally be permitted, and in addition to general housing provision in Policy CP1, grant permission or allocate sites for the provision of affordable housing to meet local needs, including meeting community aspirations identified through a Neighbourhood Plan to provide affordable housing where this is consistent with other policies in this Local Plan.

Development will only be permitted where:

- **the proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;**
- **the scheme is of a design and character appropriate to its location and does not cause undue harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;**
- **the affordable housing is secured to meet long-term affordable housing needs, and available in perpetuity (subject to any legislative requirements);**

Subject to the needs of the local community the affordable homes should be for rent (with rent levels being determined by reference to local incomes).

In exceptional circumstances a modest element of other tenures may be allowed to enable a development to proceed, providing no less than [70%] of the homes proposed meet priority local affordable housing needs, and:

- **it can be demonstrated and is accepted by the local planning authority that the most suitable identified site cannot be brought forward due to site specific development economics (for instance abnormal costs or high existing use value);**

OR

- **other tenures are needed in order to ensure that no public subsidy is required**

OR

- **other tenures are needed to create mixed and inclusive communities.**

In these circumstances the applicant should demonstrate satisfactorily through sequential and economic appraisal testing that alternative forms of housing are required and the quantity and type of that housing should be limited to that which allows the affordable housing development to proceed.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Provision of affordable housing in communities, both rural and urban, maintains community cohesion and vitality by enabling young people to live in areas where prices are out of reach for those on average incomes.	++		The policy has been amended to clarify the priority for affordable housing and the exceptional circumstances for an element of other tenures.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct effects and not relevant; neutral.	0		
3	To provide good quality housing for all	The policy directly addresses the aims of this objective. Positive long term and cumulative effects.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Potential minor positive impact through the provision of appropriate accommodation for those already resident and working in the District.	+?		
5	To increase accessibility; reduce car usage and the need to travel	Uncertain and any significant effects addressed by other policies.	?		
6	To improve the	Provision of affordable housing is an	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	health and well being of all	important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing.			
7	To protect, enhance and manage water resources in a sustainable way	Not directly relevant; addressed and mitigated as necessary by other specific policies.	○		
8	To ensure sustainable waste management	Not directly relevant; addressed and mitigated as necessary by other specific policies.	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Not directly relevant; addressed and mitigated as necessary by other specific policies.	○		
10	To promote the sustainable design and construction of buildings and places	All development can be of sustainable design and construction.	+		
11	To conserve and	These sites will be outside settlement	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	enhance biodiversity	boundaries and the impact on biodiversity/nature designations should be covered by other plan policies.			
12	To protect and enhance built and cultural heritage	These sites will be outside settlement boundaries and the impact on existing historic character and settings should be covered by other plan policies.	○		
13	To protect the character and quality of the landscape of Winchester District	These the sites will be outside settlement boundaries and landscape impact should be covered by other plan policies.	○		
14	To secure high standards of design	All development can be of good design.	○		
15	Minimise local and global pollution	No direct effects, not relevant; addressed and mitigated as necessary by other specific policies.	○		
<p>Summary</p> <p>The policy has been amended to ensure that proposals are of a design and character appropriate to its area, and to include more detail with regards to exceptional circumstances for other tenures. No significant adverse effects were identified and the effect on environmental factors is covered by other specific policies.</p> <p>Overall the policy is strongly positive for SA objectives in relation to communities and housing provision, with major cumulative effects for promoting housing for all and social inclusion.</p>					

Policy CP5 Sites for Gypsies, Travellers and Travelling Showpeople

The Local Planning Authority will undertake needs assessments to quantify the accommodation requirements for gypsies, travellers and travelling showpeople within the District.

Sites will be allocated and planning permission will be granted for sites to meet the identified accommodation needs of gypsies, travellers and travelling showpeople, providing they meet all of the following criteria:-

Sites should be well related to existing communities to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with the settled community and:

- avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities;
- be on previously developed land where possible;
- be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services;
- avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities.

Sites should be clearly defined by physical features, not unduly intrusive and should respond to designations, including the South Downs National Park. Additional landscaping may be necessary to maintain visual amenity and provide privacy for occupiers; this and any security measures should respect local landscape character;

Sites should be capable of accommodating the proposed uses to acceptable standards and provide facilities appropriate to the type and size of the site, including:

- water supply, foul water drainage and recycling/waste management;
- provision of play space for children;
- sites for travelling showpeople should include space for storing equipment;

- **safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site (a more flexible approach may be applied to small sites that would only have a minor impact due to modest additional daily vehicle movements);**
- **in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block associated with each pitch;**

Proposals are consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and with the statutory purposes of the South Downs National Park.

Existing permanent authorised gypsy, traveller and travelling showpeople sites within the District which are needed to meet the identified needs of particular groups will be retained for the use of these groups unless it has been established that they are no longer required.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy requires sites to be well related to existing communities to encourage social inclusion with positive effects for all. The policy now requires needs assessments, location to minimise tension with existing communities, and this provides clarity for all.	++	Gypsies & Travellers Informal Scrutiny Group (Nov 2011) www.winchester.go.uk	The policy has been updated to reflect consultation and the previous SA findings.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The policy now requires that facilities should be appropriate to the type and size of the site and consistent with other policies.	+		Provision of services do not need to be from conventional sources but can be from any source e.g. reed beds, renewable energy, boreholes.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
3	To provide good quality housing for all	The policy is an important part of meeting the objective of meeting the accommodation needs of all members of society. Positive effects.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	No direct effects and not relevant; neutral.	○		
5	To increase accessibility; reduce car usage and the need to travel	The policy recognises that sites need good access to services and facilities which should reduce reliance on the private vehicle. Provision of permanent sites will reduce the amount of traveling undertaken.	+?		
6	To improve the health and well being of all	Provision of permanent sites is important as they allow consistent access to health and education services. This is particularly important as there are significant health issues amongst this sector of society.	++		The policy now includes the provision of play space for younger children (as recommended by the previous SA).
7	To protect, enhance and manage water resources in a sustainable way	The policy requires appropriate facilities including water, foul drainage; must be consistent with other policies including flood risk.	+		
8	To ensure	Some gypsy people trade in second hand	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	sustainable waste management	goods and scrap which can be seen as a minor part of waste management. The policy requires appropriate facilities including recycling/waste management.			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	There will be no major impact but provision of permanent sites will reduce the amount of traveling undertaken. This lifestyle is also relatively light on resources compared to house dwellers.	+?		
10	To promote the sustainable design and construction of buildings and places	The ancillary buildings such as wash blocks can be of sustainable construction.	+?		
11	To conserve and enhance biodiversity	Sites will mostly be greenfield but proposals will be subject to plan policies protecting biodiversity and the policy specifically refers to protection of the natural environment.	+?		
12	To protect and enhance built and cultural heritage	Sites will mostly be greenfield but proposals will be subject to plan policies protecting cultural heritage and the policy specifically refers to impact on the	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		environment which encompasses both the natural and built environment. The policy also helps to maintain a lifestyle which is part of our cultural heritage.			
13	To protect the character and quality of the landscape of Winchester District	Sites will mostly be greenfield and proposals will be subject to plan policies protecting landscape and the policy specifically refers to protection of landscape, including the South Downs NP.	+		
14	To secure high standards of design	Sites can be well laid out and associated buildings well designed.	+		
15	Minimise local and global pollution	No specific impact although provision of permanent sites may reduce travelling related emissions. Due to a relatively open lifestyle minor issues could arise from noise and light pollution but the policy does refer to impact on neighbouring uses.	?		
<p>Summary</p> <p>The policy has been updated to reflect consultation, the WCC Informal Scrutiny Group (Nov 2011), and the previous SA findings. The policy clarifies and is more specific about location, accessibility, acceptable standards of facilities, consistency with other policies, including the statutory purposes of the South Down National Park. These amendments improve the sustainability of the policy according to the SA objectives for the Winchester District area.</p> <p>The Policy strongly progresses SA objectives for communities and their health; it includes clarity and detail on location and requires minimisation of tension with existing communities. It details requirements for provision of facilities to appropriate standards. The SA has identified no significant adverse effects and overall the policy supports a cultural tradition, ensuring that all members of society have the opportunity to have appropriate accommodation.</p>					

Policy CP6 Local Services and Facilities

The Local Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out elsewhere in this Plan.

The Local Planning Authority wishes to retain and improve the facilities and services available across the District. Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- the site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality ; and
- the site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

When considering proposals, account will be taken of:

- whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; and
- whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs	The supporting text to the policy clearly sets out the facilities to which the policy applies. The policy will be important in meeting the aims of this objective and will	++		The policy has been extended to refer to provision of additional services, not just retention of existing services.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	of the population and promote social inclusion	have significant effect for those who do have access to transport or have mobility problems and are dependent on local facilities. Major positive effects.			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	This policy is about provision of new as well as the retention of existing infrastructure and therefore the positive effects are improved.	++		
3	To provide good quality housing for all	No direct effects and not relevant; neutral.	0		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The loss of facilities can have a cumulative impact on the economic vitality and viability of services in settlements. The policy should have minor positive effects.	+		
5	To increase accessibility; reduce car usage and the need to travel	Maintenance of facilities in neighbourhoods, settlements of rural areas will reduce reliance on the private vehicle to access day to day goods and services with positive effects.	+		
6	To improve the health and well being of all	The list in the supporting text includes premises for emergency services which are vital for human health. Positive	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood) effects.			
7	To protect, enhance and manage water resources in a sustainable way	No direct significant effects and not relevant; neutral.	0		Mitigation for any minor adverse effects provided by other policies.
8	To ensure sustainable waste management	No direct significant effects and not relevant; neutral	0		Mitigation for any minor adverse effects provided by other policies.
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Positive effects through trying to avoid increase in car related emissions.	+		
10	To promote the sustainable design and construction of buildings and places	All buildings can be of sustainable design.	+?		
11	To conserve and enhance biodiversity	No direct significant effects and not relevant; neutral	0		Mitigation for any minor adverse effects provided by other policies.
12	To protect and enhance built and cultural	No direct significant effects and not relevant; neutral	0		Mitigation for any minor adverse effects provided by other policies.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Heritage				
13	To protect the character and quality of the landscape of Winchester District	No direct significant effects and not relevant; neutral	0		Mitigation for any minor adverse effects provided by other policies.
14	To secure high standards of design	All development can be of good design.	0?		
15	Minimise local and global pollution	Positive impact through trying to avoid increase in car related emissions.	+?		
<p>Summary</p> <p>The policy has been extended to refer to provision of additional services, not just retention of existing services. The SA demonstrates that this is an effective policy which has benefits for community and social inclusion. There are minor associated benefits for transport, climate change and pollution if communities are supported through the provision of local facilities and therefore need to travel less distance for essential goods and services. Any minor adverse effects on environmental factors will be dependent on size and location, and will be mitigated by other policies. The benefits are likely to be medium to long term and synergistic where support for local facilities provides economic viability for wider goods and service businesses. Overall the policy strongly supports SA objectives for communities with their services and facilities.</p>					

Policy CP7 Open Space, Sport and Recreation

The Local Planning Authority will seek improvements in the open space network and in built recreation facilities within the District, to achieve the type of provision, space required and levels of accessibility set out in the Council's most up to date open space and built facilities standards

(currently set out in Tables 1 and 2). This will be achieved by new and improved provision, or improving public access for all to existing facilities and educational provision.

New housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2), preferably through on-site provision of new facilities where feasible or by financial contributions towards off-site improvements.

There will be a presumption against the loss of any open space, sports or recreation facility, except where it can be demonstrated that alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality.

Table 1 : Open space standards (quantity and access)
(see glossary for definitions of types of open space)

Parks, Sports and Recreation Grounds	Natural Green Space	Informal Open Space	Equipped Children's and Young People's Space	Allotments
1.5 ha./1000 population (0.75 ha./1000 for outdoor sport)	ha./1000 population	0.8 ha./1000 population	0.5 ha./1000 population	0.2 ha./1000 population
Access: 650m	Access: 400m	Access: 700m	Access: 480m Toddler and Junior 650m Youth	Access: 480m

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy will facilitate the provision of and access to open space, recreation and leisure facilities for all wherever possible. New development may also bring forward facilities that will be beneficial not only to new residents but also existing residents, thereby making good some existing deficiencies. Major positive effects.	++		The policy has been updated to include details of the current open space standards, thus providing additional clarity.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The requirements for these forms of provision are clearly laid out in the document which should ensure their inclusion and timely provision. Such clarity enables inclusion of required provision at an early planning stage and efficient preparation of any necessary legal agreements i.e. Sec 106.	++		
3	To provide good quality housing for all	There should be no direct impact on the provision of housing as the requirements will have been factored into feasibility assessments.	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Not relevant; neutral	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
5	To increase accessibility; reduce car usage and the need to travel	Provision of local facilities and access to open space should decrease distances traveled to enjoy leisure activities such as walking and cycling. Green infrastructure can also play a part in creating cycling and walking links which can also be used for access to employment and education and health facilities as well as leisure. Positive effects.	+		Enhancement through green infrastructure strategies and CP15.
6	To improve the health and well being of all	Access to open space and leisure facilities is important for general health. Provision of allotment space, if included, contributes health benefits through exercise and good quality food. Positive and long term impact which tackles the national problem of obesity.	++		
7	To protect, enhance and manage water resources in a sustainable way	Water based leisure activities must take account of the water environment or there will be potential for adverse effects, particularly on water quality and associated biodiversity.	?		Mitigation by CP17 protects the water environment including water quality and flooding. The policy could be improved by making specific reference to the effects of water-based leisure activities on the water environment.
8	To ensure sustainable waste management	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Reducing transport/need to travel by provision of facilities should have minor positive effects on carbon emissions.	+?		
10	To promote the sustainable design and construction of buildings and places	No direct relationship to this objective.	○		
11	To conserve and enhance biodiversity	Open space and green infrastructure are not only valuable for human health and well being but can also play an important in maintaining biodiversity through the protection and creation of habitat corridors. Positive cumulative effects	+		
12	To protect and enhance built and cultural heritage	No direct relationship to this objective.	○		
13	To protect the character and quality of the landscape of Winchester District	Open spaces and infrastructure can play an important part in physically integrating new and existing development and lead to improvements in existing countryside/ urban interfaces.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
14	To secure high standards of design	No direct relationship to this objective.	○		
15	Minimise local and global pollution	Minor positive effects through reducing car travel.	+?		
<p>Summary The policy has been updated to included details of the current open space standards, thus providing additional clarity.</p> <p>Mitigation by CP17 protects the water environment including water quality and flooding. The policy could be improved by making specific reference to the effects of water-based leisure activities on the water environment. The policy will strongly progress the SA objectives for communities, their services and their health. There are also potential related positive cumulative effects for biodiversity, the landscape and car related pollution. Overall a positive policy which will have long term benefits.</p> <p>SA Recommendation: This policy (or CP17) could be enhanced by making specific reference to the effects of water-based leisure activities on the water environment.</p>					

Policy CP8 Economic Growth and Diversification
 The Local Planning Authority will support economic development and diversification across Winchester District, in accordance with the spatial strategies for the District, through the retention, regeneration and intensification of previously developed land and by allocating land as necessary to support employment growth at sustainable locations,

The Local Planning Authority will support development which supports the District’s five key economic sectors of public administration and

business services, land based industries, tourism and recreation, knowledge and creative industries and retail. This will be achieved through the retention of appropriate premises and, where feasible and consistent with the spatial strategy, new development to ensure that there is an adequate supply of land and premises, suitable to maintain a diverse and successful local economy.

The Local Planning Authority will support measures to promote self employment and working from home, consistent with other policies of this Plan, including the development of live-work accommodation and ensuring good access to modern communications technology. Appropriate opportunities to expand the economic base and foster innovation of the District will also be encouraged, in particular the promotion a low carbon economy and the emerging 'green collar' industries.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Availability of a diverse range of local employment opportunities enables and encourages residents to live and work in their own community which encourages community cohesion. Potential for long term positive cumulative effects.	++	High level of in and out commuting for work which can tend to divorce people from their communities. Review of Employment Study (DTZ, 2011)	The policy has been updated to reflect latest economic situation.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct relationship to this objective.	○		
3	To provide good quality housing for all	No direct relationship to this objective.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy clearly and positively addresses this objective and is explicit in the areas of the economy the District wishes to expand; 5 key economic sectors now stated and adding clarity.	++	Winchester enjoys a high level of professional employment but has also maintained higher levels of employment in agriculture than the rest of the country. This expresses the breadth and diversity of the economy.	
5	To increase accessibility; reduce car usage and the need to travel	Winchester has a high level of both in and out commuting and the provision of both housing and employment premises will increase the potential for residents to live and work in the District. The policy will create conditions which make it possible to reduce travel to work distances.	++		The policy includes clear commitment to supporting live-work and ensuring good access to modern communications technology.
6	To improve the health and well being of all	Availability of diverse employment opportunities has an indirect effect on health in that unemployment can lead to depression and illness. Positive effects for health and well-being.	+		
7	To protect, enhance and manage water resources in a sustainable way	No direct relationship to this objective. No direct significant effects and not relevant; neutral.	0		Mitigation for any minor adverse effects provided by other policies eg CP17.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
8	To ensure sustainable waste management	No direct relationship to this objective. No direct significant effects and not relevant; neutral.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy supports reduced travel to work distances which is part of the strategy to implement the District's desired move towards a low carbon economy.	+		
10	To promote the sustainable design and construction of buildings and places	No direct relationship to this objective.	0		Mitigation for any adverse effects provided by other policies eg DS1 and CP13.
11	To conserve and enhance biodiversity	Biodiversity will also indirectly benefit from this policy due to the landscape protection which is implicit as part of the tourism economy as described below. Significance uncertain and depends on implementation of other policies.	+?		Mitigation for any adverse effects provided by other policies eg DS1, CP15 and CP16.
12	To protect and enhance built and cultural heritage	The policy seeks to facilitate expansion of the District's tourism economy which is built on the quality of the buildings and landscape. There is a synergy between	+	The District has 37 Conservation Areas, 109 Scheduled Monuments and extensive numbers of	Mitigation for any adverse effects provided by other policies eg DS1, CP13, CP19 and CP20.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		the need to protect these features for their own sake and to protect them in order to build on the existing, successful tourist industry. Whilst degradation can occur through the pressures of tourism, the Tourism Strategy is aware of this and seeks to encourage sustainable tourism. Positive effect.		listed buildings. (Winchester City Council)	
13	To protect the character and quality of the landscape of Winchester District	The policy seeks to facilitate expansion of the District's tourism economy which is built on the quality of the buildings and landscape. There is a synergy between the need to protect these features for their own sake and to protect them in order to build on the existing, successful tourist industry. Positive cumulative effects.	+	South Downs National Park covers approx 40% District's area.	Mitigation for any adverse effects provided by other policies eg DS1, CP13, CP19 and CP20.
14	To secure high standards of design	No direct relationship to this objective.	○		
15	Minimise local and global pollution	Reduction of pollution will come about partially through reduced car use. The policy does help create conditions where this can be achieved.	+		
<p>Summary</p> <p>The policy has been updated to reflect the latest economic situation and sets out the 5 key economic sectors for the District. The policy now includes specific commitment to promote self-employment, working from home, and ensuring good access to modern communications technology.</p>					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>For the District, In and out commuting levels are high and the policy seeks to ensure that employment opportunities are available for the resident population and that job opportunities are expanded in line with the housing requirement. The policy creates conditions which assist the potential for people to live and work in the district thereby reducing carbon emissions and local pollution. There is now commitment to ensuring good access to modern communications technology which will strengthen the positive effects of the policy. The recognition of the importance of the tourist economy will indirectly lead to protection of the environment on which it is based, and will have a synergistic impact with policies directly seeking such protection.</p> <p>Overall, the policy has major positive effects for communities and the local economy, with benefits for SA objectives on health, climate change, pollution, and transport; synergistic and cumulative positive effects are predicted for landscape, biodiversity and heritage by the commitment to support the tourist economy that depends upon a high quality environment.</p>		

Policy CP9 Retention of Employment Land and Premises

In order to retain a mix of employment land and premises in the District, the Local Planning Authority will resist the loss of existing employment land and floorspace within Use Classes B1, B2 or B8. Losses will only be permitted where retaining a business use would not be reasonable having regard to the following:

- **the redevelopment potential for other employment uses, including the scope for intensifying or providing an effective use of the site or building, and the potential to improve and extend the range of modern employment floorspace;**
- **whether the building or use meets or could meet a specific local requirement, such as providing low cost start up accommodation;**
- **the environmental impact of business use on neighbouring uses;**

- **the access arrangements for the site/buildings, by road and public transport;**
- **strength of local demand for the type of accommodation;**
- **the benefits of the proposed use compared to the benefits of retaining the existing use.**

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy will positively contribute to meeting the aims of this objective for sustainable communities as it clearly sets out criteria for determining whether a site in employment use should be retained – and aligned with housing needs.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct effects and not relevant; neutral.	○		
3	To provide good quality housing for all	No direct effects and not relevant; neutral.	○		
4	To maintain the buoyant economy and	The loss of employment land can have a cumulative impact on the economic vitality and viability of communities. The	++		The supporting text includes a commitment maintaining an up to date employment land review

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	develop greater diversity that meets local needs	policy should have major positive effects.			and this will strengthen the effectiveness of implementation.
5	To increase accessibility; reduce car usage and the need to travel	Maintenance of employment land in community areas will reduce reliance on the private vehicle to access day to day goods and services with positive effects.	+		
6	To improve the health and well being of all	Retention of employment land will contribute to maintaining vitality of communities with positive effects through nearby employment as a wider determinant of health.	+		
7	To protect, enhance and manage water resources in a sustainable way	No direct significant effects and not relevant; neutral.	○		Mitigation for any adverse effects provided by other policies eg CP17.
8	To ensure sustainable waste management	No direct significant effects and not relevant; neutral	○		Mitigation for any adverse effects provided by other policies.
9	To address the causes of climate change and to	Minor positive effects through trying to avoid increase in car related emissions by retaining existing employment land.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	adapt in line with Winchester's Climate Change Strategy				
10	To promote the sustainable design and construction of buildings and places	No direct significant effects and not relevant; neutral	○		
11	To conserve and enhance biodiversity	No direct significant effects and not relevant; neutral	○		Mitigation for any adverse effects provided by other policies eg CP15, CP16.
12	To protect and enhance built and cultural heritage	No direct significant effects and not relevant; neutral	○		Mitigation for any adverse effects provided by other policies eg CP20.
13	To protect the character and quality of the landscape of Winchester District	No direct significant effects and not relevant; neutral	○		Mitigation for any adverse effects provided by other policies eg CP19 and CP20.
14	To secure high standards of design	All development can be of good design.	○		
15	Minimise local and global pollution	Minor positive effects through trying to avoid increase in car related emissions.	+		

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
Summary				
<p>The policy sets out clear criteria for determining whether an existing site in employment use should be retained; as stated in the supporting text, this is aligned with strategic housing land availability in accordance with Government guidance. The supporting text includes a commitment maintaining an up-to-date employment land review and this will strengthen the effectiveness of implementation.</p> <p>This is a specific policy relating to retention of employment land and overall, the approach will have major positive effects for communities and the local economy. Cumulative positive effects are predicted through the support for reducing car travel by retaining existing employment land for SA objectives on transport, climate change and pollution.</p>				

Policy CP10 Transport

The Local Planning Authority will seek to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel, the use of non-car modes should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.

SA Objective	Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs	The policy states that development will be designed and located to reduce the need to travel which includes for work, school and for health and leisure	+	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	of the population and promote social inclusion	purposes. This means that facilities will be in reach of all and should promote social inclusiveness, with positive effects.			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Roadworks to accommodate the traffic generated by new development will be required as will improvements to the existing network. Therefore the required infrastructure should be in place before occupation of new development. Positive impact which should avoid putting pressure on parts of the road network in Winchester in particular.	+	Local peak hour congestion in Winchester now subject to Winchester Town Access Plan (2010). Hampshire Local Transport Plan 2011-2031	WT access plan should help mitigate adverse effects; also overarching development policy DS1.
3	To provide good quality housing for all	No direct relationship to this objective.	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The local and regional economies rely on an efficient transport network. Therefore this policy will have a positive effect as it will avoid further congestion and improve local connections. The 5 themes set out in the supporting text help clarify the role of transport.	+	Hampshire Local Transport Plan 2011-2031	
5	To increase accessibility; reduce car usage	The policy and the supporting text directly address this objective and seek to manage the impacts of the required level	++	Winchester has high car ownership levels and poor rural transport	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and the need to travel	of development. Other policies also specifically refer to reducing the need to travel and this strengthens the transport policy.		connections. (Winchester CC Baseline July 2007) Hampshire Local Transport Plan 2011-2031	
6	To improve the health and well being of all	Adequate public transport and walking and cycling routes should assist access to health services and sport/leisure facilities for all. Positive effects with potential to improve existing situations.	+		
7	To protect, enhance and manage water resources in a sustainable way	Effects are locationally specific and controlled by other policies.	?		Mitigation for any adverse effects provided by other policies eg CP17.
8	To ensure sustainable waste management	Effects are locationally specific and controlled by other policies.	?		Mitigation for any adverse effects provided by other policies eg CP11, CP12, CP17.
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Encouraging a modal shift from the private vehicle to other modes of transport will reduce potential carbon emissions and have a positive impact for climate change. However due to the level of development required and the inevitable extra car use the policy is only likely to have minor cumulative positive effects at the District level.	+?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	The layout of new development plays a large part in creating environments where residents are encouraged to walk and cycle. This can be achieved by the provision of safe routes and the consideration of Home Zones. The policy will ensure that these issues are given consideration at the early planning stage. Potential for significant positive effects.	+	Manual for Streets (DfT March 2007) IHE Design Guidance (2002) Winchester Town Access Plan (2010)	
11	To conserve and enhance biodiversity	Effects are locationally specific and controlled by other policies. Walking and cycling routes have indirect benefits as habitat corridors, especially as part of wider green infrastructure strategies and plans. Greenways need careful planning to minimise conflicts between the needs of people and wildlife.	+?	See also HRA Report (2011)	Mitigation of any adverse effects by other policies eg CP15, CP16. The policy could be strengthened by referring to the role of green infrastructure in sustainable transport (although GI is covered by CP15).
12	To protect and enhance built and cultural heritage	Effects are locationally specific and controlled by other policies.	?		Mitigation of any adverse effects by other policies eg CP20
13	To protect the character and quality of the landscape of Winchester District	Effects are locationally specific and controlled by other policies.	?		Mitigation of any adverse effects by other policies eg CP15, CP19, CP20
14	To secure high standards of	No direct relationship to this objective.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	design				
15	Minimise local and global pollution	Provision of sustainable transport infrastructure should help reduce pollution levels, particularly in Winchester town. See also 9 above.	+?	Winchester City has one AQMA which has reduced in size since 2005. Winchester Town Access Plan (2010).	
<p>Summary</p> <p>The policy should have long term positive effects in relation to communities and access to facilities, helping to reduce the need to travel, and trying to reduce the reliance on the private vehicle. This in turn has cumulative positive effects for the objectives relating to climate change and pollution. Indirect benefits will also accrue for the economy and biodiversity. The policy is particularly important and relevant for the Winchester District given that unsustainable transport patterns have been identified as one of the key sustainability challenges during the lifetime of the plan.</p> <p>Effects from transport on environmental factors are locationally specific and significance is uncertain but any adverse effects are mitigated by other policies. Walking and cycling routes have indirect benefits as habitat corridors, especially as part of wider green infrastructure strategies and plans. Overall the policy will have positive effects on communities and progressing sustainable transport systems.</p> <p>SA Recommendation: The policy could be strengthened by referring to the role of green infrastructure in sustainable transport through the provision of greenways incorporating pedestrian and cycle routes (Green Infrastructure is covered by CP15).</p>					

Policy CP11 Sustainable Low and Zero Carbon Built Development

Developments should achieve the highest level of reduction in carbon emissions which is practical and viable. Specifically, the Local Planning Authority will require:

- new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH from adoption of this Plan. It will allow for up to 30% of regulated emissions¹ to be provided off-site or through a financial contribution;
- from 2016 onwards, all housing must meet the national Zero Carbon Homes standard; and
- non-residential development that requires an Energy Performance Certificate to meet 'BREEAM Excellent' standard from adoption of this Plan and 'BREEAM Outstanding' standards from 2016,

In meeting these requirements developments should follow the hierarchy below, except where it can be demonstrated that it would be more practical and achieve greater carbon reductions, to utilise measures further down the hierarchy:

- be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical;
- connect to existing combined heat and power (CHP) and District Heating/Cooling networks, or contribute to their future development;
- use renewable energy technologies to produce required energy on-site;
- make use of Allowable Solutions to deal with any remaining CO₂ emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes level.

¹ Regulated emissions refer to those related to space heating, hot water provision, fixed lighting and ventilation. Unregulated emissions are those related to cooking and plug-in appliances. Unregulated emissions are not counted for the purposes of calculating carbon compliance.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Sustainable buildings reduce living costs and generate a sense of cohesion and inclusion within communities thus providing long term positive effects.	+	Academy of Sustainable Communities (2007)	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Not relevant; neutral	○		
3	To provide good quality housing for all	There are distinctly higher costs associated with achieving these levels of the CSH but theoretically these costs should be reflected in the land price rather than being passed on to the consumer. Aims of CSH are to create homes that are more sustainable thus progressing SA objective. Technical guidance established.	+	Code for Sustainable Homes Technical Guidance (DCLG, Nov 2010)	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Costs related to running commercial premises will be reduced but there will be extra costs involved in meeting the BREEAM standards. There could be some short term adverse impact but there will be a long term positive effects.	+?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
5	To increase accessibility; reduce car usage and the need to travel	Whilst location of development was included in the original EcoHomes standards they are no longer included in the CSH. No specific effects and not relevant, neutral.	○		
6	To improve the health and well being of all	Production of energy efficient housing is particularly important for those on restricted incomes. The reduced heating costs enable people to stay warm and have more available income for food. Very positive health effects.	++		
7	To protect, enhance and manage water resources in a sustainable way	The policy directly addresses the aims of this objective by requiring standards to level 4 of the CSH in relation to water demand and management.	+		
8	To ensure sustainable waste management	CSH requires internal and external domestic waste recycling facilities and kerb side collections. Contractors are required to produce waste management plans for the construction period. Positive effects.	++		
9	To address the causes of climate change and to adapt in line with Winchester's	Construction materials have to be from sustainable sources and emissions managed. Use of energy from renewable sources is promoted.	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Climate Change Strategy				
10	To promote the sustainable design and construction of buildings and places	The policy directly addresses this objective.	++		
11	To conserve and enhance biodiversity	The CSH awards points for increasing biodiversity on development sites so there should be positive effects.	+		
12	To protect and enhance built and cultural heritage	No specific effects but there may be tensions with heritage objectives see comments under design below (SA No 14).	?		Mitigation of any adverse effects by other policies eg CP20
13	To protect the character and quality of the landscape of Winchester District	No direct effects; not relevant.	○		Mitigation of any adverse effects by other policies eg CP19, CP20
14	To secure high standards of design	Design guides often require conformity with, and responsiveness to, local context and local distinctiveness in use of scale and local materials. The use of materials and orientation to achieve high standards under CSH may create tension between the two objectives. However there should	?		The supporting text recognises that there may be particular circumstances of a development's location where it may not be practical or viable, or in the interests of conserving character in sensitive areas, to incorporate all the measure

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		be no deterioration in design quality but the need for such new buildings must be appreciated.			required by this policy CP11.
15	Minimise local and global pollution	Use of energy from renewable sources should reduce the need for energy from sources such as coal power stations with concomitant reduction in pollution.	+		
<p>Summary</p> <p>The policy will be instrumental in meeting the Government's targets relating to climate change and the impact of new development. No significant adverse effects are identified but the issue of the increased costs of these construction techniques is identified and noted in the appraisal. Some uncertainty regarding costs may influence the extent to which the policy is effectively implemented and the commensurate benefits realised. There may also be indirect benefits on health and biodiversity which will accrue over time from a more sustainable approach to build.</p> <p>The supporting text recognises that there may be particular circumstances of a development's location where it may not be practical or viable, or in the interests of conserving character in sensitive areas, to incorporate all the measure required by this policy CP11. Overall, the policy positively supports Government's requirements to address climate change and has major positive effects on the sustainable use of resources.</p>					

Policy CP12 Renewable and Decentralised Energy

The Local Planning Authority is supportive of the generation of renewable and decentralised energy in the District. It will support the creation of

CHP/district heating/cooling systems and the development of larger-scale renewable energy developments, especially where there is a strong degree of community benefit and/or community ownership. When assessing proposals for large-scale renewable energy and decentralised energy schemes, account will be taken of:

- **impact on environmentally sensitive locations,**
- **including the South Downs National Park, conservation areas and heritage assets, including their setting;**
- **contribution to national, regional & sub-regional renewable energy targets and CO2 savings;**
- **potential to integrate with new or existing development;**
- **benefits to host communities and opportunities for environmental enhancement;**
- **proximity to biomass plants, fuel sources and transport links**
- **connection to the electricity network;**
- **effect on the landscape and surrounding location.**

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy requires renewable/decentralised energy especially when there is strong community benefit/and or community ownership.	+		The policy has been updated to reflect recent evidence and consultation. There is more clarity including considerations of effects on environmental factors, development and communities.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Organisation of the energy supply is part of the provision of infrastructure. No specific impact.	○		
3	To provide good quality housing for all	The costs of implementing renewable energy schemes may reduce the overall provision of housing in the short term. But long term results should be beneficial in terms of energy costs for those on lower incomes.	+		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Use of renewable energy may result in short term extra costs but should produce long term positive results for economic development. Such use will also assist in meeting Winchester's goal of creating a green economy and may create new jobs in the renewable sector.	+		
5	To increase accessibility; reduce car usage and the need to travel	No direct effects, not relevant; neutral.	○		
6	To improve the health and well being of all	Replacement of polluting sources of energy production will be beneficial for health. Local production of energy crops	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		for such systems can lead to monoculture and loss of land for the local food crops. Significance is uncertain.			
7	To protect, enhance and manage water resources in a sustainable way	Effects are locationally specific and controlled by other policies.	○		Mitigation for any adverse effects provided by other policies eg CP17.
8	To ensure sustainable waste management	Effects are locationally specific and controlled by other policies.	○		Mitigation for any adverse effects provided by other policies
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy strongly supports the aims of this objective through the requirement to use renewable energy and decentralised energy with positive and cumulative effects.	++	Renewable Energy Study for Winchester District (ESD, 2008)	
10	To promote the sustainable design and construction of buildings and places	Use of renewable energy is part of sustainable design and construction. Positive cumulative effects.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
11	To conserve and enhance biodiversity	Local production of energy crops for such systems can lead to monoculture which is not supportive of biodiversity objectives. Significance uncertain Other forms of renewables are likely to be mitigated by other policies and neutral effects.	- ?	○	Mitigation for any adverse effects provided by other policies eg CP15, CP16.
12	To protect and enhance built and cultural heritage	Effects are locationally specific and controlled by other policies.	○		Mitigation for any adverse effects provided by other policies eg CP20.
13	To protect the character and quality of the landscape of Winchester District	There can be conflict between the desire to produce energy from local renewable sources by use of wind turbines and the need to protect the landscape. However other forms of renewable energy should have insignificant effects.	+ -		
14	To secure high standards of design	Effects are locationally specific and controlled by other policies.	0		
15	Minimise local and global pollution	Replacement of polluting sources of energy production will be beneficial for this objective.	+		
<p>Summary</p> <p>The policy has been updated to reflect recent evidence, previous SA findings, and consultation. There is more clarity including considerations of effects on environmental factors, development and communities.</p>					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>The previous SA identified the potential for adverse effects, for example, in the use of monoculture to produce fuel crops which will reduce the amount of land available for food production and have adverse impacts on local biodiversity; and the adverse effects of wind turbines in sensitive landscape. The policy now includes explicit reference to taking account of environmentally sensitive locations, including the South Downs National Park; it also refers to proximity to the energy network and other relevant infrastructure – thus overall adding clarity and strengthening the sustainability of the policy.</p> <p>There are clearly identified strong positive effects for climate change, pollution and health, which are likely to be medium to long term and cumulative. Overall, the policy strongly supports objectives for climate change and sustainable use of resources.</p>		

<p>Policy CP 13 High Quality Design</p> <p>New development will be expected to meet the highest standards of design. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should be accompanied by a design statement which clearly sets out:</p> <ul style="list-style-type: none"> • How an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context; • How the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character; • How the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings; • How the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;
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- **How measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.**

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks safe, accessible and attractive design for the public realm associated with development. Provision of such places to sit, meet and play facilitates community inclusion. Positive effects.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Not relevant; neutral	○		
3	To provide good quality housing for all	Not relevant; neutral	○		
4	To maintain the buoyant economy and develop greater diversity the meets local needs	Not relevant; neutral	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
5	To increase accessibility; reduce car usage and the need to travel	The policy seeks reduction in carbon emissions and it is assumed that the locational aspects of new development will be taken into account seeking reduction in vehicle related carbon emissions, with positive effects.	+		
6	To improve the health and well being of all	The policy emphasises the need for a safe public realm with natural surveillance. Perceptions of personal safety are important to health with positive effects.	+		It could be clarified that the reference to the public realm extends to walking and cycling routes through the development to encourage their use.
7	To protect, enhance and manage water resources in a sustainable way	Not relevant; neutral	○		
8	To ensure sustainable waste management	Not relevant; neutral	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy seeks reduction in carbon emissions to reduce impact on climate change. This will be mainly related to location as Policy CP11 better covers issue in relation to building design. Positive effects.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	This is covered comprehensively by Policy CP11.	○		
11	To conserve and enhance biodiversity	As noted in the policy the choice of planting and hard landscaping incorporated in landscaping schemes can have significant benefits for biodiversity.	+		
12	To protect and enhance built and cultural heritage	The policy requires that detailed design responds positively to its neighbours and local context. This should protect the character and setting of conservation areas and listed buildings as required by other plan policies. However the policy also desires creation of an "individual place with a distinctive character" and there could be tension between this and designing within context. Positive effects.	+		
13	To protect the character and quality of the landscape of Winchester District	Effects are locationally specific and controlled by other policies.	○		Mitigation for any adverse effects provided by other policies eg CP20.
14	To secure high standards of design	The policy will be instrumental in guiding design with concomitant positive effects.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
15	Minimise local and global pollution	No direct effect.	○		
<p>Summary</p> <p>The appraisal shows that this policy address the core aims and objectives contained in the SA framework and no significant adverse effects are identified through the process. The policy provides good foundations for ensuring long term support for and improvements to high quality design for development.</p>					

Policy CP14 The Effective Use of Land

In order to ensure that to ensure that scarce development land is used effectively, the Local Planning Authority will support higher densities within the urban areas, particularly on sites which have good access to public transport. The development potential of sites is maximised, and will be balanced against the need to promote high quality design. How well the design responds to the general character of the area will be the final determinant of the acceptability of the scheme.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that	No direct impact on the provision of community facilities or social inclusion.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	meet the needs of the population and promote social inclusion				
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct impact on the ability to deliver infrastructure.	○		
3	To provide good quality housing for all	Higher density development can help to provide affordable housing due to lower site costs reducing overall development costs. Sheltered housing and care homes for the elderly can also be built at higher densities than family housing. Allowing higher densities therefore enables provision of a wider range of accommodation types. Positive effects.	++	Winchester has a high level of elderly residents over 75.	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Provision of lower cost units may encourage the retention of young people who cannot afford current housing costs in the area. This will help retain a range of skills for the employment market.	+		
5	To increase accessibility; reduce car usage	The policy specifies that high density development should be located in areas with good public transport links thereby	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and the need to travel	maximising potential to reduce car use. Positive effects.			
6	To improve the health and well being of all	As most of these sites will be in urban areas there should be good access to medical facilities and to the countryside given the rural nature of the District. Revised Policy CP1 includes a standard for the provision of allotments in new developments.	+		
7	To protect, enhance and manage water resources in a sustainable way	No specific impact as all development can incorporate water demand management techniques.	○		Mitigation for any adverse effects provided by other policies eg CP17
8	To ensure sustainable waste management	No direct impact	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy has significant potential to reduce car use with positive effects for climate change.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	No specific impact as all development can incorporate sustainable construction techniques.	○		
11	To conserve and enhance biodiversity	No direct relevance; neutral.	○		Mitigation for any adverse effects provided by other policies eg CP15, CP16
12	To protect and enhance built and cultural heritage	Many historic town and city centres are built at very high densities and further high density development should be able to be accommodated by the existing built environment.	+		Mitigation for any adverse effects provided by other policies eg CP20.
13	To protect the character and quality of the landscape of Winchester District	As most of these sites will be within existing settlements there should be no adverse landscape impact. The policy will also reduce the need for greenfield site allocations. Positive impact.	+		
14	To secure high standards of design	Design will not be sacrificed to the need to maximise the use of land as is clearly stated in the policy.	+		
15	Minimise local and global pollution	Air pollution should be reduced by maximising the amount of people living with good access to public transport.	+	Winchester Town has one AQMA	
Summary					
The policy performs well against the SA objectives and no adverse impacts are identified. The policy will assist in producing a wider range of					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
accommodation, increase the potential for public transport use (through location and density) and therefore be positive for climate change and reduce the need for greenfield sites. Overall positive and long term cumulative benefits through implementation.			

<p>Policy CP15 Green Infrastructure</p> <p>The Local Planning Authority will support development proposals which:-</p> <ul style="list-style-type: none"> • maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces, particularly where the proposal allows for the enhancement of GI both on site and in the immediate area. • contributes towards well managed, multifunctional green infrastructure, appropriate for the scale of development, through on-site provision which :- • addresses deficits in local green infrastructure provision where appropriate; • integrates with the green network/grid identified at the District and sub-regional level; • will provide a high quality public realm for the local community; • encourages public access to and within the natural environment where appropriate; • allows for adaptation to climate change;

- **is well planned to allow cost effective ongoing management of the GI.**
 - **Links areas of biodiversity**
 - **is provided at the earliest feasible stage.**
- Where on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.**

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Provision of GI can contribute to community well-being and inclusivity – cumulative positive effects but significance locationally dependent and uncertain.	+?		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Green infrastructure (GI) will be part of all the major development sites proposed by this document.	++	PUSH GI Study (UEA, 2009) Winchester GI Study (Enfusion, 2010) www.winchester.gov.uk	The policy has been updated and made more specific for GI on-site and immediate areas, and where not appropriate - with provision for financial contributions.
3	To provide good quality housing for all	No direct relationship to this objective.	○		
4	To maintain the buoyant economy and	Green infrastructure should enhance the District with indirect benefits to the tourism economy and through making Winchester	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	develop greater diversity that meets local needs	District a place where people want to live and work.			
5	To increase accessibility; reduce car usage and the need to travel	New development should incorporate cycling and walking routes which link with existing routes and become part of a network of routes which provide access without the use of the private vehicle. Minor positive cumulative effects.	+		The supporting text refers to the value of GI to encourage people to use routes for walking and cycling, and lists key GI assets and opportunities in the District. Any conflicts of use between people and wildlife can be mitigated through other policies eg CP16.
6	To improve the health and well being of all	GI contributes to quality of life through the provision of exercise opportunities for all by walking or cycling and bringing contact with the natural environment into new developments. Positive long term cumulative effects.	++		
7	To protect, enhance and manage water resources in a sustainable way	Waterways, streams and rivers are also part of GI and can provide focus for walking and cycling routes and add another dimension to the built environment. Encouraging interest and ownership of the water environment can stimulate interest in this vital natural resource. See also comments under climate change and sustainable design.	+		The policy includes specific reference to strategic blue corridors and spaces. Any adverse effects through recreational use, water and biodiversity can be mitigated by other policies eg CP16, CP17; the policy encourages public access only where appropriate to the natural environment.
8	To ensure	No direct relationship to this objective.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	sustainable waste management				
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	An extensive GI network can facilitate the migration of species as weather conditions and patterns change in response to climate change. Swales and attenuation will assist with managing the extreme weather patterns including heavy rain storms. Positive and cumulative effects in the longer term as the network is expanded.	++		
10	To promote the sustainable design and construction of buildings and places	Incorporation of GI should improve the layouts of new development and provide potential for soil and land management which may not be possible in more conventional designs. Extensive sites have the capacity to incorporate swales, attenuation ponds and potentially reed bed filtration systems which will have synergistic impacts for biodiversity and water quality.	++		Positive effects which could contribute to mitigating any existing drainage problems.
11	To conserve and enhance biodiversity	As already noted under climate change, water and sustainable design, GI will play an important future role in maintaining the biodiversity of the District and assist in meeting the aims of policy CP16	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		Biodiversity.			
12	To protect and enhance built and cultural heritage	The use of GI can minimise impact on existing settlements of historic settlements by softening the interface between new and existing development.	+		Also mitigation/enhancement through CP20.
13	To protect the character and quality of the landscape of Winchester District	The use of GI in new developments can help integrate new development into the landscape and avoid the visual intrusion of earlier mass housing developments which can be seen across the country by improving the urban/countryside interface. The policy will be important in reducing adverse impacts in the light of the level of development the District must accommodate.	+		Also mitigation/enhancement through CP20.
14	To secure high standards of design	See comments under landscape and sustainable design.	+		
15	Minimise local and global pollution	GI with increased tree and vegetation planting will help to lock up some of the carbon inevitably produced by the required level of development.	+		
<p>Summary</p> <p>The policy has been updated and made more specific for GI on-site and immediate areas, and where not appropriate - with provision for financial contributions. As clearly explained in the supporting text to this policy, the introduction of GI into new developments will have multiple benefits which range across the whole framework of SA objectives. There are clear synergies between this policy and other policies protecting</p>					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>biodiversity, the water environment and managing climate change, with positive cumulative effects increasing over longer terms.</p> <p>The supporting text refers to the value of GI to encourage people to use routes for walking and cycling, and lists key GI assets and opportunities in the District. Any conflicts of use between recreational use and wildlife can be mitigated through other policies eg CP16.</p> <p>Overall, the effects of this policy should be cumulative, long term and major positive on the Council's overarching aim to achieve sustainable development whilst meeting its share of the demands of the national housing requirement.</p>		

Policy CP16 Biodiversity

The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity and has regard to the following:

- protecting sites of international, European, and national importance and local nature conservation sites from inappropriate development.
- new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by including designing in wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas .
- new development will be required to avoid adverse impacts, or if unavoidable, ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.

<ul style="list-style-type: none"> supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species. <p>Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to undertake the relevant assessments or surveys.</p>					
SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	No direct relationship to this objective.	○		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The positive inter-relationship between green infrastructure and biodiversity is noted in SA of CP15.	+		
3	To provide good quality housing for all	No direct relationship to this objective.	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	No direct relationship to this objective.	○		
5	To increase	No direct relationship to this objective.	○		

	accessibility; reduce car usage and the need to travel				
6	To improve the health and well being of all	No direct relationship to this objective.	○		
7	To protect, enhance and manage water resources in a sustainable way	Some priority habitats and species are water based. The District has European protected water habitats R Itchen, Upper Hamble Estuary and coastal Solent, Southampton Water –and these are specifically stated in the supporting text together with requirement for HRA.	○?	Hampshire BAP (Nov 2005) Winchester BAP (2008) www.winchester.gov.uk See also accompanying HRA Report (2011).	The policy has been updated and made more specific including requirements to protect sites of international and European importance from inappropriate development. The requirement to undertake HRA (EU Habitats Directive) will ensure that any adverse effects are avoided or mitigated. Further mitigation provided by CP17.
8	To ensure sustainable waste management	No direct relationship to this objective.	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy now includes the requirement to enable biodiversity to respond and adapt to the impacts of climate change – contributes to adaptation aims, significance uncertain.	+?		
10	To promote the sustainable design and construction of	No direct relationship to this objective.	○		

	buildings and places				
11	To conserve and enhance biodiversity	The policy now requires that development proposals which maintain protect and enhance biodiversity, delivering a net gain for biodiversity will be supported; specific requirements are set out with regard to design and implementation, mitigation/compensation, adaptation to climate change, and relevant assessments and surveys. Clarity is provided for the range of important sites from international to local.	+	17 SSSIs in the District, only nine of which are in favourable condition. 2 National Nature Reserves and 12 local Nature Reserves. International, European and nationally important sites and areas. About 40% of District now in S Downs National Park.	The policy has been amended as a result of the findings of the pervious SA. It now states that development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species. European protected sites are protected through the requirements of the Habitats Directive. See also HRA Report (2011)
12	To protect and enhance built and cultural heritage	No direct relationship to this objective.	○		Any inter-relationships addressed by other policies eg CP20.
13	To protect the character and quality of the landscape of Winchester District	No direct relationship to this objective.	○		Any inter-relationships addressed by other policies eg CP15, CP19 and CP20.
14	To secure high standards of design	No direct relationship to this objective.	○		
15	Minimise local and global pollution	No direct relationship to this objective.	○		
<p>Summary</p> <p>This policy has been updated and amended as a result of the recommendations from the previous SA and to be more specific. The policy now makes commitment to supporting development that maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity. Specific requirements are set out with regard to design and implementation, mitigation/compensation, adaptation to climate</p>					

change, and relevant assessments and surveys. Clarity is provided for the range of important sites from international to local.

The policy now includes specific requirements to protect sites of international and European importance from inappropriate development. The requirement to undertake HRA (EU Habitats Directive) will ensure that any adverse effects are avoided or mitigated (and see HRA Report, Enfusion for Winchester District, 2011).

The policy has been amended as a result of the recommendations of the previous SA – and it now states that development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.

There is also a new requirement to enable biodiversity to respond and adapt to the impacts of climate change; this contributes to adaptation aims of the Winchester Climate change Strategy although the significance of positive effects is uncertain.

Overall, the policy has been improved significantly since 2009 with regard to sustainability outcomes and it now provides a clear strong framework to maintain, protect and enhance the many areas in Winchester that are noted for their rich biodiversity value and importance.

Policy CP17 Flooding, Flood Risk and the Water Environment

The Local Planning Authority will support development which meets all the following criteria:-

Avoids flood risk to people and property by:-

- **applying a sequential approach to the location and applying the Exception Test if required;**
- **managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;**
- **safeguarding land from development that is required for current and future flood management;**
- **including sustainable water management systems such as Sustainable Drainage Systems (SuDS) which should be designed to meet the relevant standards so as to gain approval by the SuDS Approval Body;**
- **Does not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water**

<p>supplies) by:-</p> <ul style="list-style-type: none"> • protecting surface water and groundwater through suitable pollution prevention measures; • using opportunities to improve water quality where possible; • optimising water efficiency; • Is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures. • Ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and connect to the nearest point of adequate capacity <p>The Local Planning Authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the natural and built environment.</p>

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	No direct or significant impact	○		
2	To provide for the	Early discussions with the water utilities and	+		Addressed by other policy including

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	timely delivery of infrastructure suitable to meet community needs	environmental regulators will ensure that adequate infrastructure is in place to serve proposed development. The policy requires consideration of capacity. Positive effects.			the overarching DS1 that requires infrastructure to have adequate capacity and made in a timely manner.
3	To provide good quality housing for all	Policy requires avoidance of flood risk to people, contributing to overall provision of good quality housing.	+	Winchester has opportunities to allocate all new development away from high risk flood zones. South Hampshire: Integrated water Management Strategy (Atkins for PUSH, October 2008)	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Will ensure that commercial premises are safe from flood damage and losses. Positive impact.	+		
5	To increase accessibility; reduce car usage and the need to travel	No direct or significant impact; neutral.	○		
6	To improve the	Ensuring that homes and workplaces are	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	health and well being of all	protected from the threat of flooding will be beneficial to human health. Positive effects.			
7	To protect, enhance and manage water resources in a sustainable way	The policy directly addresses the aims of this objective and will ensure that existing issues over surface water drainage and water supply will not be exacerbated. Policy CP 13 which requires new dwellings to meet level 4 of the Code for Sustainable Homes will act in combination with this policy by reducing water use through appropriate domestic appliances and fittings and encouraging greywater and rainwater recycling. Positive short and cumulative long term effects.	++	Code for Sustainable Homes. Most important groundwater resources in District are currently at poor status under WFD. SE River Basin Management Plan 2009-2015 (Environment Agency) www.environment-agency.gov.uk	The supporting text sets out the inter-relationships with requirements for good ecological quality (Water Framework Directive) and European protected sites (Birds and Habitats Directives); inter-relationships with green infrastructure (CP15); and CP11 Sustainable Low & Zero Carbon Development.
8	To ensure sustainable waste management	No direct or significant impact	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy seeks to ensure that new development is not only subject to Flood Risk Assessments under current conditions but will also take predicted changes in weather patterns due to climate change into account. Together with requirement for Sustainable Drainage Systems (SuDS) positive effects.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	Managing water demand is part of the sustainable construction of both residential and commercial buildings. Promoting the use of greywater and rain water recycling is also part of the process and will be further encouraged by this policy. The policy clearly supports developments which optimise water efficiency.	++		
11	To conserve and enhance biodiversity	Swales and attenuation ponds can serve a dual purpose, combining surface water flooding facilities and habitats to enhance biodiversity. Efficient management of waste water and effluents will assist in the protection of the significant biodiversity value of the Itchen. Positive effects.	+	River Itchen SAC, Upper Hamble - see accompanying HRA report.	Any adverse effects also mitigated by other policies eg CP16.
12	To protect and enhance built and cultural heritage	No direct or significant impact	○		Any adverse effects also mitigated by other policies eg CP20.
13	To protect the character and quality of the landscape of	The water environment is a distinctive characteristic of the Winchester District landscape.	+?		Any adverse effects also mitigated by other policies eg CP19, CP20.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Winchester District				
14	To secure high standards of design	No direct or significant impact	○		
15	Minimise local and global pollution	Efficient management of surface water, waste water and foul drainage will be instrumental in protecting water courses and catchment areas from pollution. Positive effects.	+		
<p>Summary</p> <p>The Council has adopted a holistic approach to all issues concerning the water environment and this is strongly supportive of sustainable development principles. This could be further enhanced by reference to the ecosystems approach (www.defra.gov.uk) and a commitment to require rather than support for proposed development. The policy has been updated and clarified, including as a result of considerable consultation with key stakeholders. The supporting text sets out the inter-relationships with requirements for good ecological quality (Water Framework Directive) and European protected sites (Birds and Habitats Directives).</p> <p>Localised surface water flooding is a problem for the District and there may be future issues over water supply. The policy will be instrumental in meeting the Council's vision to achieve sustainable development for the District and provides a clear, strong commitment to sustainable water management; overall positive cumulative effects for water and inter-relationships with biodiversity, pollution and climate change.</p>					

CP18 Settlement Gaps

The Local Planning Authority will retain the generally open and undeveloped nature of the following defined settlement gaps:

- Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
- Denmead – Waterlooville
- Kings Worthy - Abbots Worthy
- Otterbourne – Southdown
- Winchester – Compton Street
- Winchester – Kings Worthy/Headbourne Worthy
- Winchester – Littleton
- Whiteley – Fareham/Fareham Western Wards (the ‘Meon Gap’)

Within these areas only development that does not physically or visually diminish the gap will be allowed.

To protect the individual character and identity of those settlements adjoining the proposed SDA at North Fareham, an area of open land is identified as a Gap to be maintained between the SDA and Knowle and Wickham (see Policy SH4). Development which would threaten the open and undeveloped character of this area will be resisted and the land should be managed to secure the long-term retention of its rural character.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs	The proposed strategic gaps will prevent coalescence between existing settlements and within Winchester. They will also prevent the smaller settlements	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	of the population and promote social inclusion	being socially and physically overwhelmed by new development. The settlement gaps offer an extra layer of policy protection in areas with high development pressure. Positive impact.			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No significant effects unless the settlement gaps become part of the GI associated with the larger allocations.	?		
3	To provide good quality housing for all	No direct or indirect impact as there is enough land available to meet the housing requirement.	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The settlement gaps will protect the character and setting of individual settlements, thereby protecting the character of the area on which the tourism economy is based. Positive effects.	+		
5	To increase accessibility; reduce car usage and the need to travel	No direct impact as the policy will not influence travel patterns.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
6	To improve the health and well being of all	The provision of open space between settlements allows easy access into the countryside for leisure and recreation and can relieve what for some is an oppressive urban environment. Development which physically or visually diminishes the space between settlements will not be allowed but they could be ideal locations for allotments.	+		
7	To protect, enhance and manage water resources in a sustainable way	Will only have an associated impact if parts of the gaps are used for sustainable purposes.	?		
8	To ensure sustainable waste management	No direct or indirect impact.	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The settlement gaps can provide space for sustainable urban drainage and provide habitat corridors for species which migrate in response to climate change. Positive effects.	+		
10	To promote the sustainable design and construction of	Will have no direct impact unless land is made available for sustainable urban drainage systems.	?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	buildings and places				
11	To conserve and enhance biodiversity	The settlement gaps can provide habitat links/continuity and prevent habitat fragmentation which may otherwise be caused through development. Positive impact.	+	The district has significant numbers of SSSIs and SINCs; some of which coincide with the location of settlement gaps.	
12	To protect and enhance built and cultural heritage	Settlement gaps serve the purposes of preventing coalescence and preserving the settings of historic settlements and buildings. Positive impact.	+		
13	To protect the character and quality of the landscape of Winchester District	Settlement gaps and GI can play an important part in integrating development into the landscape and helping to soften the countryside/urban interface. Positive impact.	+		
14	To secure high standards of design	See above.	+		
15	Minimise local and global pollution	Open spaces in close proximity to urban areas help reduce pollution created by fossil fuel use, either in vehicles or domestic or employment use by acting as a carbon sink. Positive impact.	+		
Summary					
The policy will be an important tool for managing development in an area of high pressure. In addition to the direct positive effects of					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>preventing settlement coalescence and protecting the setting of historic settlements, the policy will also bring about indirect benefits for the landscape, design through the better integration of new development, health and biodiversity. The North Fareham SDA Strategic Gap is assessed separately under Policy SH4.</p> <p>Overall, the policy has strong clear positive and inter-related cumulative effects for communities and their environments.</p>		

Policy CP19 South Downs National Park			
<p>New development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. The emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which support the economic and social well being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park's purposes.</p> <p>Large scale development within the South Downs National Park which would be potentially damaging to the rural character and setting of settlements and the landscape should not be permitted unless it can be proved to be of over-riding national importance, and its impact can be mitigated.</p>			

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Ensuring that development takes account of valued rural/ designated spaces ensures that valuable open space and connections to the countryside are maintained for population. Long term positive effects.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct or significant impact, potential indirect benefits where access improvements accompany new development.	?		
3	To provide good quality housing for all	The emphasis is on small-scale proposals that are in sustainable location and well-designed; no significant effects likely – neutral.	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Winchester District's tourist economy is based on the maintenance and promotion of an attractive environment. The newly designated National Park has the potential to increase visitors and the associated economic benefits. Potential for medium to long term positive impacts.	+		
5	To increase accessibility; reduce car usage and the need to travel	The emphasis is on small-scale proposals that are in sustainable location; no significant effects likely – neutral.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
6	To improve the health and well being of all	Potential long term positive, cumulative effects indirectly through the promotion and support of recreation.	+?		
7	To protect, enhance and manage water resources in a sustainable way	No direct or significant impact, potential benefits where management plans addressing water resource issues.	○		Any adverse effects addressed by other policies eg CP17.
8	To ensure sustainable waste management	No direct or significant impact.	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No direct or significant impact.	○		Addressed by other policies eg CP11, CP12.
10	To promote the sustainable design and construction of buildings and places	The emphasis is on small-scale proposals that are in sustainable location and well designed – supported by other policies.	+		Addressed by other policies eg CP11, CP12, CP13.
11	To conserve and enhance	Positive long term and cumulative benefits (including in-combination with wider	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	biodiversity	policies) focused on maintaining landscape value and support of management plans that address biodiversity issues			
12	To protect and enhance built and cultural heritage	Some overlap with CP20 which also seeks to protect historic environments. Long term positive benefits likely.	+		
13	To protect the character and quality of the landscape of Winchester District	The policy recognises the rich and varied landscape of Winchester District and the role of the National Park designation in maintaining protection of these areas. Policy will support and progress the aims of this SA objective with major positive effects.	++		The policy has been updated to reflect the designation of the National Park and that it is now operational.
14	To secure high standards of design	This policy when used in association with design policies should ensure that the unique character of landscape/ designated areas is protected and enhanced.	+		
15	Minimise local and global pollution	No direct or significant impact	○		
<p>Summary</p> <p>The policy has been updated to reflect the designation of the National Park and that it is now operational. It reinforces and provides support for designations that are designed to protect landscape and wider cultural areas within the District. This approach will progress key sustainability objectives for the biodiversity, heritage and specifically the character and quality of Winchester's landscape. The National Park designation,</p>					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>and this policy's support for its aims, also provides additional benefits for the tourism sector, by increasing the attractiveness and desirability of the location as an area to visit and recreate in which has potential long term benefits for Winchester's wider economy, in particular rural businesses. Wider benefits for existing and new residents are also possible where accessibility to the countryside is improved and supported in the context of new/ permitted development.</p> <p>The policy could be enhanced by reference to the ecosystems approach (www.defra.gov.uk) that recognises that the natural environment provides diverse functions and services that are inter-related.</p> <p>Overall, the policy has major positive effects on the natural environment, the communities and tourism/recreation economy of the District.</p>		

<p>Policy CP20 Cultural Heritage and Landscape Character</p> <p>The Local Planning Authority will require new development to recognise, protect and enhance the District's distinctive landscape and heritage assets. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology.</p> <p>Particular emphasis should be given to conserving:</p> <ul style="list-style-type: none"> • Recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; • Local distinctiveness especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.
--

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Protection of features of cultural and historical importance promotes civic pride and community cohesion. Positive effects.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct relevance or significant effects	○		
3	To provide good quality housing for all	No direct relevance or significant effects	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The tourism economy is based on the value of the cultural, natural and built environment. Protection of these features will support this important sector of the local economy.	+	Approx. 39 million people visit the area each year. (Baseline Report 2007)	
5	To increase accessibility; reduce car usage and the need to travel	No direct relevance or significant impact	○		
6	To improve the	No direct relevance or significant impact	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	health and well being of all				
7	To protect, enhance and manage water resources in a sustainable way	No direct relevance or significant impact	○		
8	To ensure sustainable waste management	No direct relevance or significant impact	○		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No direct relevance or significant impact	○		
10	To promote the sustainable design and construction of buildings and places	No direct relevance or significant impact	○		
11	To conserve and enhance biodiversity	Protection and enhancement of the landscape will have a complementary beneficial impact for biodiversity.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
12	To protect and enhance built and cultural heritage	Winchester has a varied and valuable historic built environment. The policy directly addresses the aims of this objective and will have long term positive impact.	++	The District has diverse and rich heritage (SA Baseline B.1.8).	The policy has been expanded to include consideration of the wider archaeology.
13	To protect the character and quality of the landscape of Winchester District	The area has a rich and varied landscape; the policy requires recognition, protection and enhancement of designated and undesignated assets. Positive effects.	++	Newly designated South Downs National Park which encompasses the former East Hampshire AONB and the Sussex Downs AONB addressed by separate policy CP19.	The policy has been expanded to clarify local distinctiveness.
14	To secure high standards of design	Use in association with other design policies, this policy will ensure that new development does not have an adverse impact on built or natural historic features. Positive impact.	+		
15	Minimise local and global pollution	No direct relevance or significant impact	○		
<p>Summary</p> <p>The district has a rich and varied historic environment both man made and natural which should be protected for its own sake; and the policy clearly provides this protection by progressing the relevant SA objectives. The policy will also have additional benefits for the economy, biodiversity and the quality of life of residents through ensuring that key assets are protected and enhanced.</p>					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>The policy has been updated and clarified to make more specific, including recommendations made by the previous SA. It has been expanded to include the wider importance of archaeological sites, which whilst not of such significance as scheduled monuments, should also be protected. Also the local distinctiveness has been clarified.</p> <p>The policy could be further enhanced by reference to the ecosystems approach (www.defra.gov.uk) that recognises that the natural environment provides diverse functions and services that are inter-related.</p> <p>Overall, the policy has strong positive effects on heritage and landscape, together with further synergistic positive effects on communities and local economy, as well as biodiversity.</p>		

Policy CP21 Infrastructure and Community Benefit

The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support them, which should be delivered using the following approach:-

- **Testing the capacity of existing infrastructure and where there is insufficient capacity provides for the timely provision of improvements or additional provision;**
- **Infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate;**
- **Where off-site measures are needed, or on-site provision is not possible, planning obligations will be needed to secure the necessary provision or a financial contribution towards provision;**

- **Where a contribution towards other infrastructure improvements or provision is needed and viable this will be achieved through planning obligation or the Community Infrastructure Levy when introduced.**

Any on-site provision or financial contribution should:-

- **meet the reasonable costs of provision to support the development or offset its impact; and**
- **be related to the size and type of each development and the nature of the improvements required; and**
- **take account of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits.**

The Local Planning Authority will support the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, provided that the need for such facilities are consistent with other policies within this Plan.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy will ensure that inclusive communities are created which encourage social interaction through provision of community facilities and good access to services and facilities for all.	++		The policy has been updated and clarified.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The policy directly addresses the aims of the objective and will avoid adverse effects which can be incurred through development without the appropriate and necessary infrastructure. The policy considers capacity, need, off and on-site, and the timely provision of such infrastructure. Major positive effects.	++		
3	To provide good quality housing for all	The policy is about the facilities and infrastructure needs created by new residential development so will have no impact on the provision of housing particularly as the policy recognises that the associated costs can make sites unviable.	○		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy applies to commercial as well as residential development. As with all development, infrastructure costs are expected and there should be no adverse effects on employment development.	+?		
5	To increase accessibility; reduce car usage and the need to travel	Where possible new development will be required to support improved public transport links and provide walking and cycling routes with positive effects.	+		
6	To improve the	Health and education facilities or	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	health and well being of all	contributions will be sought, as will open space, play and sports space. This will progress this objective.			
7	To protect, enhance and manage water resources in a sustainable way	Adequate surface, waste and foul drainage will be part of the required infrastructure which should ensure that new development does not bring about deterioration in water quality.	+	See also accompanying HRA Report	
8	To ensure sustainable waste management	Adequate recycling facilities will be incorporated either internally or externally.	+		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Infrastructure sought by this policy will address climate change through protection of the water environment and provision of green infrastructure.	+		
10	To promote the sustainable design and construction of buildings and places	No direct relevance or impact.	○		
11	To conserve and enhance biodiversity	Green infrastructure sought through this policy will have positive effects for biodiversity.	+	See also accompanying HRA Report	
12	To protect and	No direct relevance or impact.	○		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	enhance built and cultural Heritage				
13	To protect the character and quality of the landscape of Winchester District	No direct relevance or impact.	○		
14	To secure high standards of design	No direct relevance or impact.	○		
15	Minimise local and global pollution	No direct relevance or impact.	○		
<p>Summary</p> <p>A clear and direct policy which requires appropriate and necessary infrastructure to support development proposals. It has been updated and clarified. The policy ensures that development will not be deterred through demands for infrastructure and contributions by recognising that the cumulative effect of such requirements can make sites unviable. Therefore, the level of commercial and residential development required will have a positive chance of being delivered.</p> <p>This policy also recognises that there is key role in promoting Green Infrastructure and its wider benefits as part of a mitigation package for the biodiversity interest in sensitive development areas.</p> <p>Overall, the policy has major positive effects for communities and the timely delivery of infrastructure needs. Through the requirement for testing existing capacities and clarity regarding on-site and off-site provision, there are also positive effects indicated for sustainable water systems and progression of green infrastructure strategies.</p>					

Appendix X: SA OF HOUSING TECHNICAL PAPER

1.0 Context

- 1.1 In response to changes in planning, including the implementation of localism and the Government's intention to abolish Regional Strategies, Winchester City Council took the opportunity to review its housing needs and to develop a locally-derived housing target. The Council drew upon various sources of technical evidence, as well as responses to its Blueprint public involvement exercise, to devise a suggested new target for housing provision in the Winchester District.
- 1.2 The Housing Technical Paper (published in June 2011) considers various scenarios for population and housing change. It reaches a conclusion about which scenario should form the basis for the future level of housing development and which would not meet the District's needs or be suitable for adoption. It also identified the need for some further work on updating economic needs, which may result in some changes to the housing requirement proposed.
- 1.3 Planning legislation¹ requires that the preparation of local plan documents is subject to Sustainability Appraisal (SA), including the requirements of the Strategic Environmental Assessment (SEA) Directive². In SA, social and economic factors should be considered in the same way as environmental factors are required to be assessed by the SEA Directive. Recent guidance³ confirms that the SA should be an integral part of the plan preparation process.
- 1.4 The SEA Directive requires that "*...an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives... are identified, described and evaluated*" (Article 5.1). Information to be provided in the environmental report includes "*an outline of selecting the alternatives dealt with...*" (Annex I (h)).
- 1.5 The Winchester District Housing Technical Paper (June 2011) comprised part of the evidence base that was used in the wide public consultation as part of the **Plans for Places...after Blueprint** engagement process during the summer of 2011. The analysis of the potential four options for locally-derived numbers for housing throughout the District and the preferred option (Scenario 1) were considered by the public at this time. The views of the public, together with additional information including further studies⁴ on employment and population, were taken into account in preparing the next stages of the plan-making. This additional evidence informed the preparation of Core Policy CP1 Housing

¹ Planning & Compulsory Purchase Act s39 (2), 2004

² EU Directive 2001/42/EC

³ National Planning Policy Framework (DCLG, 2012) para 165

⁴ Review of Employment Prospects, Employment Land & Demographic Projections (Aug 2011) DTZ for WCC

Provision which was subject to SA and the findings published in the SA Report accompanying the Pre-Submission Local Plan Part 1 (December 2011).

- 1.6 In March 2011, a High Court Judgment⁵ provided further guidance in the practical implementation of the SEA Directive for the appraisal of spatial plans. The primary ground of the legal challenge to the (SA)/SEA was concerned with alternatives. The Judgment determined that the environmental report accompanying the draft plan must refer to, summarise or repeat the reasons that were given for rejecting the alternatives at the time when they were ruled out, and those reasons must still be valid. This approach for alternatives was further established in a subsequent High Court Judgment⁶ in February 2012.
- 1.7 This document sets out the method and findings of a SA of the options for locally derived housing provision for the whole District. It demonstrates that the reasons for selecting and rejecting alternatives in the summer of 2011 are still valid now in May 2012.

2.0 Method

- 2.1 The SA was carried out in accordance with Government guidance⁷ and using an objectives-based approach that makes the assessment relevant to the sustainability issues and aims for the Winchester District area. Details of the development of the SA Framework and methods are set out in the SA Reports for the Winchester Local Plan Part 1 – Joint Core Strategy (Dec 2011 & May 2012).

- 1. Building Communities:** *to create and sustain communities that meet the needs of the population and promote social inclusion*
- 2. Infrastructure:** *to provide for the timely delivery of infrastructure suitable to meet community needs*
- 3. Housing:** *to provide good quality housing for all*
- 4. Economy & Employment:** *to maintain the buoyant economy and develop greater diversity that meets local needs*
- 5. Transport:** *to increase accessibility; reduce car usage and the need to travel*
- 6. Health:** *To improve the health and well being of all*
- 7. Water:** *to protect, enhance and manage water resources in a sustainable way*
- 8. Waste:** *to ensure sustainable waste management*
- 9. Climate Change:** *to address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy*
- 10. Sustainable Construction:** *to promote the sustainable design and construction of buildings and places*
- 11. Biodiversity:** *to conserve and enhance biodiversity*
- 12. Heritage:** *to protect and enhance built and cultural heritage*
- 13. Landscape & Soils:** *to protect and enhance the character and quality of the landscape of Winchester District*
- 14. Built Environment:** *to secure high standards of design*
- 15. Pollution:** *to minimise local and global sources of pollution*

⁵ Save Historic Newmarket Ltd v Forest Heath District Council (2011) EWHC 606

⁶ Heard v Broadland District Council, Norfolk DC, Norwich City Council (2012) EWHC 344

⁷ Plan Making Manual (PAS, 2009) <http://www.pas.gov.uk/pas/core/page.do?pagelid=152450>

- 2.2 A high level and strategic approach to the SA is appropriate to the nature and detail of the Housing Technical Paper that considers a number of potential scenarios to develop a new housing target for housing provision in the Winchester District. The Housing Technical Paper is not site-specific so it is not possible to undertake an SA of the potential site impacts of the various scenarios. The SA can only generalise about the effects of overall housing numbers on the District as a whole. Potential site impacts will depend upon the scale, nature and location of housing developments and the effectiveness of mitigation for negative effects is dependent upon other policies.
- 2.3 The assessment was made against the baseline information and review of plans/programmes compiled for the SA⁸, the evidence base compiled for plan-making⁹, and comparisons of previous housing predictions with actual delivery. Where possible, the likely significance and nature of potential effects from each of the scenarios for housing were identified, and uncertainties were noted.
- 2.4 The four alternative approaches to housing provision considered in the Technical Paper are as follows:

Scenario 1: Government Projections using the ONS 2008-based population projections to determine population change for the Winchester District to 2031. The total population increase projected from 2011-2031 is 16,550 and the total dwelling increase needed to accommodate this 11,000; the increase in economically active population is 6,550.

Scenario 2: Zero Net Migration (Natural Change). The model imposes a constraint on migration to produce a scenario where in and out migration is in balance. The population would fall from 2011 to 2031 by about 850, although an increase in dwellings of over 3,500 would still be needed because household size continues to fall.

Scenario 3: Economic-Based Projections. This scenario was developed by consultants¹⁰ as an attempt to model an economically-led scenario. If the annual rates calculated by NLP were applied over a 20 year period they would equate to an increase of 10,760 additional jobs, a further 7,420 economically active population, a total population increase of 28,834 and a requirement for 15,640 dwellings.

Scenario 4: Affordable Housing-led Projections. Based on the NLP studies, the housing requirement needed to generate 375 affordable dwellings per annum would be in the range 18,760-25,000 dwellings (depending upon a proportion of 30% or 40% for affordable housing) for the 20 years over the period 2011-2031.

- 2.5 Scenario 4 projects a very high overall housing requirement based on affordable housing-led data. Population data are not provided. The Housing Technical Paper concluded that the technical basis on which scenario 4 has been

⁸ Appendices III and IV, SA of Winchester's Local Plan Part 1- Joint Core Strategy (Dec 2011)

⁹ www.winchester.gov.uk/

¹⁰ Housing Assessment (for Cala Homes) NLP, 2011

developed is not robust since it includes many assumptions that may change over the 20 year period (for example, significant and uncertain changes to the affordable housing and benefit systems), and the method includes double-counting of data by over projecting the backlog element. Thus scenario 4 has been concluded to be technically unsound. It cannot be considered to be a *reasonable* alternative with regard to the SEA Directive and is not considered any further in the SA.

- 2.6 The scenarios 1-3 were appraised using the framework of SA objectives developed for the Local Plan.

3.0 Sustainability Appraisal Findings

- 3.1 The findings of the SA are set out in plain text in the commentary and detailed in the matrix in **Appendix A**. *Italics text* refers to the SA refreshed as a result of additional information from further studies¹¹ undertaken by DTZ for WCC (August 2011) to review the employment prospects, employment land & demographic projections. These studies confirmed that the predicted dwellings numbers of 11,000 were reasonable in scenario 1- thus removing some uncertainty that the numbers might be at the higher end of the range. The adjustment of jobs predicted in scenario 3 (ie the downturn due to the continuing atypical economic situation) resulted in the predicted dwellings numbers for scenario 3 being reduced considerably and to numbers similar to those in Scenario 1.
- 3.2 Scenario 1 is based on projecting past trends forward and it may not be able to anticipate current or emerging significant changes such as the current economic situation – which is now viewed as likely to be prolonged and atypical of economic cycles. The effects of the economic situation may be to limit the ability of people to form households and the type of accommodation they seek or can afford. This situation could be compounded by other factors (for example, costs of higher education, availability of employment) for the younger generation. The overall effect is likely to reduce the ability or propensity of people to create separate households. This led to a conclusion in the Technical Housing Paper (June 2011) that the projection of 11,000 dwellings may be at the upper end of the level of housing for this scenario 1. However, subsequent further work (DTZ Aug 2011) has confirmed that this amount of housing provision is reasonable and provides more certainty to the SA.
- 3.3 The higher population numbers projected by Scenario 3 may have negative effects on SA objectives for the provision and capacity of infrastructure and the ability to deliver in keeping with local characteristics. The decrease in overall population numbers (but an increase in the older age groups 65+) projected by scenario 2 may have negative effects on the ability to deliver housing to meet the needs of such specific groups with an unbalanced population.

¹¹ Review of Employment Prospects, Employment Land & Demographic Projections (Aug 2011) DTZ for WCC

- 3.4 A mixed and balanced population is a major factor in creating and sustaining communities that promote social inclusion and progress sustainable development. This includes maintaining a stable population in all age groups. Scenario 1 projections anticipate that migration will make up a large proportion of the 16,550 population increases over the 20 year period 2011-31. Without net in-migration there would be a fall in population overall – the only increases would be in the older age groups resulting in unbalanced communities. Thus Scenario 1 would have significant positive effects to progress the SA objectives for building communities.
- 3.5 Although Scenario 3 is based on job numbers to project population, the increases of around 15,000 dwellings could be assumed to include a similar proportion of migration and thus also have positive effects with regard to mixed communities. However, it is possible that the existing communities and environment would not have the capacities to absorb this much higher population increase without potential negative effects on SA objectives for supporting infrastructure, travel, and accessibility to health, community, cultural and recreational facilities. However, it is not possible to test this at the level of District-wide housing provision.
- 3.6 Scenario 2 projects an overall decrease in population numbers of 850; only the 65+ age groups increase in numbers with all other age groups declining. The greater proportion of older people will create unbalanced communities and have very significant negative effects. In reality, people who can out-compete other potential occupiers will still migrate into the District and make competition for a more limited supply of housing more intense – with negative effects on the SA objective for balanced communities. The disproportionate increases in numbers of older people projected are also likely to have negative effects on the capacity of the District with regard to the SA objectives for provision and accessibility to community, health, cultural and recreational facilities.
- 3.7 In scenario 2, the number of economically active residents falls by about 2,950 (5%) between 2011 and 2031. This is likely to have significant negative effects on the economy of the District and will not progress the SA objective to maintain the buoyant economy and develop greater diversity of jobs to meet local needs.
- 3.8 Scenarios 1 and 3 project similar increases in economically active residents (6,550 and 7,420 respectively) and both scenarios are likely to have positive effects on the SA objectives for economy and employment. Scenario 3 is based on projections of different business sectors that include levels of job increases for the PUSH area, Winchester District, and local needs. In consideration of the uncertainty due to the atypical economic situation, further studies¹² were undertaken for the Council to update the employment prospects.
- 3.9 This review concluded that overall employment growth within the District is expected to be more modest than originally projected and that the composition

¹² Review of Employment Prospects, Employment Land & Demographic Projections (Aug 2011) DTZ for WCC

of employment will change with the main generators of job growth being in the services sector, primarily through business. A much more limited need for additional floorspace in the future is indicated. The number of jobs predicted over the 20 year period from 2011 to 2031 is reduced from 10,760 to 9,270. The review projected an updated housing requirement (11,600 dwellings over 20 years) and this proved to be very close to that derived under Scenario 1 (11,000 dwellings over 20 years). This further confirmed that Scenario 1 is a reasonable basis for planning new housing provision.

- 3.10 The nature and significance of any potential effects (negative and positive) of development on the environment depends upon the characteristics and sensitivities of the receiving locations. The extent of enhancing positive effects and mitigating negative effects is in the detail of other policies in the plan (for example, on biodiversity) and the siting of strategic allocations. Winchester District has four distinct characteristic areas – Winchester Town; the PUSH area with a priority for economic growth; the market towns and rural areas; and the South Downs National Park with a priority for conservation.
- 3.11 Scenario 2 has the lowest increase in housing predicted and would be expected to have the potential for least negative effects on the environment compared to Scenarios 1 and 3. With the highest increase in housing predicted, Scenario 3 would be expected to have the potential for the most adverse effects on the environment. However, this is uncertain since it is dependent on location and other policies, which are subject to SA such that any significant negative effects will be mitigated.
- 3.12 Scenario 2 would have significant negative effects on SA objectives for communities and the economy/employment since it would not plan positively for predicted changes in the population and would result in unbalanced communities. Scenarios 1 and 3 have positive effects for the economy and employment. However, the high numbers of dwellings predicted for Scenario 3 are considerably in excess of anything achieved in the last 20 years and with the very high increase in population uncertain cumulative effects for sustainability of communities and the environment are indicated.
- 3.13 The predictive methods used in Scenario 1 are less certain at the sub-District areas. The Council proposed to use its Blueprint public consultation process to help define sub-District housing requirements. The SA process includes scoping and assessing according to the characteristics and issues for sustainability of the Plan area. Thus, such an approach meets positively with the principles of SA.

Conclusion and Summary Reasons for Selecting/Rejecting Alternatives

- 4.1 Scenario 2 was rejected as an approach to housing for the District since it would lead to unbalanced communities and with the reduction in economically-active population would have significantly negative effects on the sustainable development of the District. Whilst Scenario 3 indicates positive effects on the economy, the effects of such high numbers of population predicted may be

negative with uncertain effects on the environment, and the capacity of infrastructure and supporting community facilities.

- 4.2 The SA concluded (as did the analysis set out in the Housing Technical Paper) that Scenario 1 Government Projections was the strategic approach to housing provision that would have most positive effects with regard to mixed and balanced sustainable communities. There are positive cumulative effects of enough economically active and mixed ages of people to sustain the District whilst ensuring that the proposed development is located where any negative effects on the environment may be mitigated through other specific planning policies. The subsequent review of employment confirmed that the housing numbers in Scenario 1 are a reasonable basis and that updating the economic assumptions would bring the level of housing provision in Scenario 3 to a very similar level.
- 4.3 The SA and its consideration of the appraisal of alternative options in June 2011 and now in May 2012 confirms that the reasons for selection/rejection of the reasonable alternatives are still valid and as summarised by the following table:

Table 4.1: Summary Reasons for Selection/Rejection of Alternative Scenarios

No	Scenario	Summary Reasons for Selection/Rejection
1	Government Projections	Based on robust data Very positive effects on population, balanced communities, housing & supporting infrastructure Very positive effects on the economy Overall scale of development on environmental factors likely to be mitigated by other policies and location. Selected.
2	Zero Net Migration (Natural Change)	Very negative effects on population, balanced communities; concern about meeting affordable housing needs Very negative effects on the economy Neutral or uncertain positive effects on the environment. Rejected.
3	Economic-Based Projections	Positive effects on population and communities; uncertain negative effects on capacity of supporting services and infrastructure Very positive effects on the economy but doubt about deliverability. Overall scale of development on environmental factors may difficult to mitigate by other policies and location. Rejected. <i>Further studies reduced employment (& population) figures down to similar numbers of dwellings as to the preferred Scenario 1.</i>

4	Affordable Housing-led Projections	Technically unsound, data double-counted, based on too many assumptions that are changeable & thus not a reasonable alternative with regard to the SEA Directive. Rejected.

Appendix A: Sustainability Appraisal of Scenarios in Housing Technical Paper

Sustainability Appraisal Key:

++	Development actively encouraged as it would resolve an existing sustainability problem – Major Positive
+	No Sustainability constraints and development acceptable – Positive
0	Neutral
?	Unknown/uncertain effect
-	Potential sustainability issues; mitigation and /or negotiation possible – Negative
--	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive – Major Negative
x	Absolute sustainability constraints to development
	<p>Commentary on appraisal findings in plain text (information available when the Housing Paper was published in summer 2011 as part of the evidence to inform the public consultation Plans for Places...after Blueprint</p> <p><i>Italics text & appraisal key refers to SA refreshed as a result of additional information from further studies undertaken by DTZ for WCC (August 2011) to review the employment prospects, employment land & demographic projections – this removed some uncertainty of effects arising from uncertainty of numbers of dwellings in scenario 1. It confirmed that the dwellings numbers of 11,000 were reasonable in scenario 1; the adjustment of jobs predicted in scenario 3 (downturn due to continuing atypical economic situation) resulted in dwellings numbers for scenario 3 similar to scenario 1.</i></p>

SA Objectives:

- 1. Building Communities:** to create and sustain communities that meet the needs of the population and promote social inclusion
- 2. Infrastructure:** to provide for the timely delivery of infrastructure suitable to meet community needs
- 3. Housing:** to provide good quality housing for all
- 4. Economy & Employment:** to maintain the buoyant economy and develop greater diversity that meets local needs
- 5. Transport:** to increase accessibility; reduce car usage and the need to travel
- 6. Health:** To improve the health and well being of all
- 12. Heritage:** to protect and enhance built and cultural heritage
- 7. Water:** to protect, enhance and manage water resources in a sustainable way
- 8. Waste:** to ensure sustainable waste management
- 9. Climate Change:** to address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy
- 10. Sustainable Construction:** to promote the sustainable design and construction of buildings and places
- 11. Biodiversity:** to conserve and enhance biodiversity
- 13. Landscape & Soils:** to protect and enhance the character and quality of the landscape of Winchester District
- 14. Built Environment:** to secure high standards of design
- 15. Pollution:** to minimise local and global sources of pollution

	Scenario 1: Government Projections		Scenario 2: Zero Net change (Natural change)		Scenario 3: Economic-Based Projections		
1 Building Communities	++	It is predicted that migration will make up a large proportion of the 16,550 population increase over 2011-2031 requiring 11,000 dwellings. This will promote diverse communities with a stable age range and help build & maintain a mixed, balanced population with very positive effects for community objectives to meet the needs of the Winchester District population.	--	This scenario projects an overall decrease in population numbers of 850; only the 65+ age groups increase in numbers with other age groups declining. This would have very negative effects on SA objectives for building communities with unbalanced groups that may not be able to promote social inclusion. The loss of economically active population would have significant negative effects on being able to meet the needs of an aging population.	++?	Although this is based on job numbers to project population, the increases of total population around 28,000 could be assumed to include a similar proportion of migration as scenario 1 and with positive effects for communities. However, it is possible that existing communities would not have the capacity to integrate and absorb such higher numbers of people – thus some uncertainty. <i>Subsequent information (DTZ for WCC, 2011) confirmed that the job numbers would be less in the anticipated economic situation and the population within this scenario is actually nearer scenario 1 with similar effects.</i>	
			++				
2 Infrastructure	++	This level of housing development would help facilitate supporting infrastructure for communities, such as cultural, health, recreational & social; it would help enhance green infrastructure; and is more likely to be deliverable than scenario 3, thus meeting the needs of the District.	++?	Dwellings of over 3,500 are still required as household size continues to reduce. This level of housing development should be able to contribute to supporting infrastructure. However, the disproportionate aging population are likely to have different needs and there is some uncertainty as to the ability to deliver.	+?	-?	The higher levels of population & housing predicted in this scenario could contribute to provision of more supporting infrastructure. However, it is unlikely that these could be delivered based on previous experience of delivery rates – leading to uncertainty in the SA. <i>Subsequent information (DTZ for WCC, 2011) confirmed that the</i>
			++				

						job numbers would be less & the dwellings in this scenario are actually nearer scenario 1.	
3 Housing	++	<p>This predicts an additional 11,000 dwellings and is based on a robust method.</p> <p>A housing strategy based on this method would include a satisfactory proportion of affordable housing thus having positive effects on social inclusion.</p>	+?	-?	<p>A housing strategy based on this method & population could provide adequate housing for needs. However, the disproportionate & unbalanced population indicates uncertainty about whether an adequate range of housing could be provided sustainably.</p>	++?	<p>Uncertainty as to whether this number of house could be delivered given previous & current house building rates.</p>
		<p>This scenario is based on projecting past trends forward & may not therefore be able to anticipate the current atypical economic cycles. The economic situation may limit the ability of people to form households, possibly compounded by other factors such as cost of education. These cumulative effects indicated that 11,000 dwellings may be at the upper level.</p> <p><i>Subsequent information (DTZ for WCC, 2011) confirmed that the job numbers would be less in the anticipated economic situation and therefore, the dwellings at 11,000 is confirmed as reasonable giving more certainty to the SA.</i></p>					++

4 Economy & Employment	++	<p>This level of population increase and housing provision would have positive economic effects. The economy of key settlements would be supported through provision of a workforce (10,760 extra jobs) to support existing and new businesses with a range of jobs – with indirect cumulative positive effects from increased demand for goods and services.</p> <p>This level of housing would lead to provision of developer contributions for supporting infrastructure. Suitable employment would be balanced with housing giving positive effects to SA objectives.</p> <p><i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall growth to 9,870 for the period 2011-2031. This provides additional evidence for the SA with the ongoing atypical economic situation.</i></p>	-	<p>This scenario has negative effects on the economy and employment of the District. The population of economically active people are predicted to decrease & with a concomitant increase in older people 65+, there are significant negative effects on the economic viability of the population. This will result in an unbalanced population with further indirect negative effects on the economy through reduced demand for goods and services (except care for the elderly provision).</p>	++?	<p>This scenario based on economic projections has very positive effects for the economy and employment. However, there is uncertainty as to whether this could be delivered due to the atypical economic situation.</p> <p><i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall growth to 9,870 for the period 2011-2031. This provides additional evidence & more certainty for the SA with the ongoing atypical economic situation. Scenario 3 is now considered to be similar to scenario 1 for employment & dwellings numbers.</i></p>
		++				

5 Transport	+	-	This level of population & housing is likely to have positive effects for transport & accessibility through helping to sustain /support existing & new public transport services. This depends upon the spatial options & is more likely to be positive with denser housing in urban areas. The increase in housing could result in increased traffic & congestion with indirect negative effects on health & well-being.	+	-	With lower numbers of houses predicted, the potential for negative and positive effects on transport are decreased compared to scenario 1 - but still dependent upon location.	+	-	With higher numbers of houses predicted, the potential for negative and positive effects on transport are increased compared to scenario 1 - but still dependent upon location. <i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement of around 11,000 – similar effects to scenario 1.</i>
6 Health	+	-	The level of housing development could help facilitate supporting infrastructure for communities, such as cultural, health, recreational & social; it would help enhance green infrastructure; and support public transport – overall thus contributing positive effects on health & well-being. Increased traffic could lead to increased congestion, emissions and stress with negative effects. This depends upon the spatial options & is more likely to be positive with denser housing in urban areas.	+	-	With lower numbers of houses predicted, the potential for negative and positive effects on transport are decreased compared to scenario 1 - but still dependent upon location	+	-	With higher numbers of houses predicted, the potential for negative and positive effects on transport are increased compared to scenario 1 - but still dependent upon location. <i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement of around 11,000 – similar effects to scenario 1.</i>

7 Water	+	-	<p>The number of houses will increase pressures on the demand for water resources and provision of wastewater treatment & disposal. These negative effects may be mitigated through other policies with strong commitments for sustainable water management, including sustainable drainage to reduce flooding risk.</p> <p>Larger developments may be better able to provide for sustainable water management including SUDS & incorporate flexibility in layout to reduce flood risk with more positive effects.</p>	+	-	<p>The potential positive and negative effects will be less with lower housing numbers than scenario 1.</p>	+	-	<p>The higher level of housing in this scenario will increase the pressures on the capacity of water infrastructure and the ability of rivers to absorb treated wastewater. However, these effects will be mitigated by other policies to ensure that the quality of receiving water bodies meets with the requirements of the Water Framework Directive.</p> <p>Larger developments may be better able to provide for sustainable water systems such as grey water recycling, SUDS & incorporate flexibility in layout to reduce flood risk with more positive effects.</p> <p><i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement of around 11,000: similar effects to scenario 1</i></p>
	+	-		+	-		+	-	
8 Waste	-		<p>Increased housing will increase waste production. Negative effects can be mitigated through requirements for waste management plans (construction & occupation); encouraging recycling facilities in new developments – and this may be easier to provide in</p>	-		<p>The potential negative effects will be less with lower housing numbers than scenario 1.</p>	-		<p>The higher number of houses proposed in this scenario will lead to higher levels of waste. However, mitigation possibilities with eg recycling likely to be more effective with larger developments. <i>Further studies (DTZ) updated the employment predictions with a reduction in</i></p>
	-			-			-		

		larger developments.			-	<i>anticipated overall housing requirement of around 11,000 – similar effects to scenario 1.</i>
9 Climate Change	-	The increase in housing proposed will lead to increased greenhouse gas emissions due to increased energy use and transport associated with the increased population.	-	The potential negative effects will be less with lower housing numbers than scenario 1.	-	The higher level of housing in this scenario will increase the negative effects from greenhouse gas emissions. The significance of this depends upon location since larger developments may have greater capability for mitigation such as energy efficiency, renewable, and cycle/pathways & public transport.
		The negative effects can be mitigated through policies that ensure development is as energy-efficient as possible, require renewable energy, and minimise transport emissions through reduced car travel.			-	<i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement of around 11,000 – similar effects to scenario 1.</i>
10 Sustainable Construction	+?	Sustainable design & construction are more viable with larger developments, but all housing can incorporate sustainable building standards with positive effects.	+?	The potential positive effects will be less with lower housing numbers than scenario 1.	+?	The potential positive effects may be greater with higher housing numbers than scenario 1.
		Significance of effects depends upon detailed design, location – higher density developments are better able to incorporate energy & water efficiencies.			+?	<i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement of around 11,000 – similar effects to scenario 1.</i>

11 Biodiversity	+?	-?	Significance of effects depends on location; effectiveness of mitigation for negative effects depends upon other policies & nature/scale & phasing of proposed housing development.	+?	-?	The potential positive and negative effects will be less with lower housing numbers than scenario 1.	+?	--	Significance of effects depends on location; effectiveness of mitigation for negative effects depends upon other policies & nature/scale & phasing of proposed housing development.
	The numbers of houses predicted in this scenario will, over time, have effects on habitats (through direct loss or fragmentation) and species (directly or indirectly); and place increasing pressures on water resources/quality (with potential consequential effects on biodiversity).			The higher numbers of houses predicted in this scenario will, over time, have negative effects on habitats (through direct loss or fragmentation) and species (directly or indirectly); and place increasing pressures on water resources/quality (with potential consequential effects on biodiversity). Overall, likely to be more negative than scenario 1 but mitigation may be possible. Larger developments may have more possibilities for mitigation & enhancement through habitat creation or connectivity. <i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement of around 11,000 – similar effects to scenario 1.</i>			+?	-?	
12 Heritage	-?		Any level of development could have negative effects on heritage which tends to be a fixed & finite resource in a particular setting – effects depend upon nature, size & layout of development. Mitigation can be detailed design.	-?		The potential negative effects will be less with lower housing numbers than scenario 1.	-?		The negative effects will be more overall with higher housing numbers than scenario 1. <i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement of around 11,000 – similar effects to scenario 1.</i>
							-?		

13 Landscape & Soils	?	<p>The effects of housing on landscape & townscape are dependent upon the nature/scale of the development and the characteristics/sensitivities of the receiving environment. Mitigation is possible through high quality design and layout of housing. New housing can improve a degraded area & have positive effects.</p> <p>Effects depend upon the spatial locations developed and the cumulative effects of housing are likely to have a more negative effect in the countryside & national park with its objectives for nature conservation.</p> <p>Use of brownfield land and higher densities of housing will reduce negative effects on landtake and use of soils.</p>	?	<p>The potential negative and positive effects will be less with lower housing numbers than scenario 1.</p>	?	<p>The higher numbers of houses predicted for this scenario will have increased effects (positive on degraded areas, uncertain negative) and overall the cumulative effects on the District will be increased.</p> <p>However, larger developments can have the scope for provision of green infrastructure with its positive effects on biodiversity, transport and human health.</p> <p><i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement to around 11,000 – similar effects to scenario 1.</i></p>
	?				?	
14 Design	0	<p>All levels of housing development can promote high standards of design. Effects determined through other policies & effectiveness of implementation.</p>	0	<p>All levels of housing development can promote high standards of design. Effects determined through other policies & effectiveness of implementation.</p>	0	<p>All levels of housing development can promote high standards of design. Effects determined through other policies & effectiveness of implementation.</p>

15 Pollution	-?	The levels of housing development will increase pollution, particularly through emissions from road traffic.	-?	The potential negative effects will be less with lower housing numbers than scenario 1.	-?	The potential negative effects will be greater with higher housing numbers than scenario 1.
		Noise, light, water & soil pollution can be mitigated through specific policies & licensing by the regulators; use of construction EMS with traffic management. Larger developments that better promote public (& non-car) transport will produce fewer emissions with less negative effects.			-?	<i>Further studies (DTZ) updated the employment predictions with a reduction in anticipated overall housing requirement to around 11,000 – similar effects to scenario 1.</i>

Summary

Overall, Scenario 1 has very significant positive effects for communities, supporting infrastructure, meeting housing needs, and promoting the economy and employment; potential negative effects on environmental factors tend to be associated with size and location of development and will be mitigated through other specific policies.

Overall, Scenario 2 has very negative effects on communities and the economy; potential negative effects on environmental factors tend to be associated with size and location of development and will be mitigated through other specific policies.

Overall, Scenario 3 has very positive effects communities, supporting infrastructure, meeting housing needs, and promoting the economy and employment; however there is uncertainty on deliverability. Scale of development proposed for the District may be difficult or expensive to mitigate by other policies and locational options.

Overall, Scenario 1 meets the housing needs for the District and is the preferred option to take forward for public consultation and for developing sub-District options. Scenarios 2 and 3 are rejected.

The reasons for selection/rejection of alternatives remain valid.

Further studies (DTZ, August 2011) updated the employment & population predictions for Scenario 3 with a reduction in anticipated overall housing requirement to around 11,000 dwellings and with effects identified by SA are similar to those from Scenario 1.

