

Appendix VI - SA of Potential Site Allocations

Key: Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect

*Distances to shops, bus stops and schools and the town centre of Winchester Town have been provided from the Council. Distances to the villages/town centres for the 8 settlements have been calculated using Google Maps from the central point on each high/ main street along paths and main roads to the nearest access point of a particular site.

Bishops Waltham			
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		Site Refs: 2525, 1968, 2570, 2521, 2522, 2571, 280, 2519, 2398, 852, 2459, 2523, 1712, 284, 281, 2572, 283, 357, 356, 2569, 1877, 1879, 2554, 2390, 2520, and 2399	
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including sites 1712 and 852 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policies MTRA1 and MRTA2 are applicable to the sites at Bishops Waltham and most sites are able to meet the requirements of these policies leading to minor positive effects. However, the sites to the North-west, West and South (sites 2398, 2519, 280, 2571, 2522) are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. In addition, some sites outside of the settlement boundary to the North and East of Bishops Waltham are located within the South Downs National Park (sites 2525, 2522 and 2571). Development of these sites is unlikely to support MRTA2 which requires that development should protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park. Mitigation is provided to a certain extent by MTRA2 with the requirement that development will need to be an appropriate scale and design although it is considered that development of these sites would lead to minor negative effects.</p> <p>Bishops Waltham is considered to have a good range of community facilities with 102 retail and service units¹. It has a number of preschools and an infant and a junior school; is a well defined</p>	<div>--</div> <div>+</div> <div>+</div>

¹ Bishops Waltham Employment Focus Group (2013) Bishops Waltham Development Requirements – Employment Report.

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		<p>town in an attractive rural setting; has a range of cultural resources; and a number of sports and play grounds². It is anticipated that existing infrastructure and services mentioned above in the town could accommodate any potential increase in demand. However, it has been identified that: there may be a requirement to expand the pre-school provision for two year olds; a need for a building and facilities suitable for activities and informal education of young people; indoor sports facilities; and an elderly day care centre to meet any growth in population³. Most sites could provide space for additional facilities which could give rise to minor long-term positive effects on communities. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (1712, 852, 284, 2398, 2523, 2459, 2519, 280, 2572, 281 and part of 2525) to have access to existing and provide additional facilities which would be easily accessible (within 800 m) to the existing community in Bishops Waltham. Development at these sites could lead to minor positive effects.</p> <p>Distances to services are discussed under SA Objective 5.</p> <p>Development of site 283 alone would almost result in a doubling of the size of Bishops Waltham and without development of the site between it and the settlement boundary it would effectively create a new settlement. Additional shops and services would need to be provided on the site and may have the effect of creating two local centres and therefore reduce the vitality and viability of the existing local centre and weaken Bishops Waltham's sense of place. The large scale of the development could reduce Bishops Waltham character both historic through mass development of modern buildings and landscape through loss of the Durley Clays Landscape Character Areas' features (also a Green Infrastructure asset). Therefore, it is considered that development on a large scale here could lead to major long-term negative effects on not only Building Communities but also Landscape, Green Infrastructure with minor negative effects on</p>	

² Bishops Waltham Community and Social Infrastructure Focus Group (2013) Bishops Waltham Development Requirements –Community and Social Infrastructure Report.

³ Ibid.

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		Economy. Careful masterplanning would be required to reduce the negative effects identified.		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective.</p> <p>Shortfalls have been identified for three types of open space including: Equipped Children's & Young People's Space; Informal Green Space; and parks, sports and Recreation Grounds (although there is only a shortage of parks and an over provision of sports and recreation grounds)⁴. Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. However, CP7 requires that 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 offsite improvements. The nature of the effect could be changed to positive if a requirement to provide open space on the sites is included in the allocation policy wording.</p> <p>Development at the following sites would lead to the loss of open space: 2572; 2569; and 2571. Development at 2569 would result in the loss of all the allotment open space in the settlement and development at 2572 would result in the loss of a large proportion of sports, park and equipped</p>		

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⁴ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Bishops Waltham.

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		<p>children's play areas which will exacerbate the shortfalls mentioned in the above paragraph and lead to major long-term negative effects.</p> <p>Bishops Waltham has a number of District level strategic Green Infrastructure (GI) Assets⁵ including: a good public right of way network; open space for example sports and recreation ground and open space, allotments and parks (as specified in CP7); LNRs; a SSSI; Blue corridors to the East and South of the Settlement; being a gateway to the South Downs National Park; and a number of SINC. The majority of the settlement and the sites to the south, south-east and west are located in the Durley Clays Landscape Character Area which is considered to be a significant GI Asset. A number of the sites if developed as proposed would result in the direct loss of GI assets and these include: 2572; 2569; 2571; 356; and 283. This would constitute major negative long-term effects. The majority the sites to South and East of Bishops Waltham (excluding the ones which result in the direct loss of GI) offer greater opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets mentioned above. There is also an opportunity to create a wildlife corridor to connect the sites to the South and East – please see SA Objective 11 for more details. It would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. This will increase the certainty of positive effects.</p>	
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local	<div>++</div>

⁵ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed June 2013]

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		Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through increase in employment during construction. Some of the larger sites could provide mixed used development.</p> <p>Two sites currently provide employment (852 and 1712)⁶ although other sites provide employment through agriculture. If taken forward and redeveloped to provide housing only, given the low level of employment involved, it is likely that only minor negative effects would result from their loss.</p> <p>Bishops Waltham is considered to have a good range of community facilities with 102 retail and services units⁷. However, the following economic issues have been identified: there is a lack of expansion opportunities in existing business; there is low tourism activity; and there is a lack of local work opportunities⁸. The local employment need assessment has also identified a demand for smaller start-up business units⁹. Further housing development alone may exacerbate these issues leading to minor negative effects in the medium and long-terms.</p> <p>Development of site 1712 could provide the opportunity to improve and expand the town centre</p>	?	-

⁶ Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/> [Accessed June 2013]

⁷ Bishops Waltham Employment Focus Group (2013) Bishops Waltham Development Requirements – Employment Report.

⁸ Bishops Waltham Market Town Healthcheck Group (January 2010) Bishops Waltham A Medieval Market Town, A Market Town Healthcheck. Online at <http://www.bishopswalthamparishcouncil.co.uk/Docs/bwhealthreport.pdf> [Accessed June 2012]

⁹ Bishops Waltham Employment Focus Group (2013) Bishops Waltham Development Requirements – Employment Report.

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		<p>providing additional retail facilities and potentially new premises to support businesses as well as parking which had been identified as an issue¹⁰. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (1712, 852, 284, 2398, 2523, 2459 and 2519) to reinforce the town centre use improving its' vitality and viability and therefore the local economy.</p> <p>Distances to employment areas are discussed under SA Objective 5.</p> <p>For discussion on the development of site 283 and how it could result in minor negative effects on the local economy, please see SA Objective 1.</p>		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (except 281, southern half of 2572, 283 and the eastern half of 2525) are within 0 – 400 m of bus stops within Bishops Waltham and the bus provides a regular service (Mondays to Fridays (approximately 7.00 am – 6.15 pm) and Saturdays) to Winchester, Fareham, Petersfield and other villages and towns every 60 minutes. Development at any of the sites above is likely to lead to major long-term positive effects on Transport. Sites 281, 283, the southern half of 2572, and the eastern half of 2525 are within 400 – 800 m to a bus stop and are therefore also likely to realize positive effects although these will be minor in magnitude.</p> <p>In terms of access to other services and facilities including local employment, shops, healthcare and education facilities, the sites to the North, North-east and South-east are within 0 – 800 m of majority of these facilities and development at these sites would lead to positive effects on this SA Objective. In particular, sites 1712, 2523, 2459, 552 and 2519 are very close (0 – 400 m) to the town centre and if developed they would lead to major positive effects on this SA Objective. The sites to the South-west (283; 356; 357; 2569; 1879; 1877; 2554; 2390; 2520; 1968; 2570; 2521; 2522; 2571 and 2399) are between 800 and 1600 m away from the majority of services and facilities located in the</p>		



¹⁰ Bishops Waltham Market Town Healthcheck Group (January 2010) Bishops Waltham A Medieval Market Town, A Market Town Healthcheck. Online at <http://www.bishopswalthamparishcouncil.co.uk/Docs/bwhealthreport.pdf> [Accessed June 2012]

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		<p>town and if taken forward would lead to minor negative effects in the medium and short -terms.</p> <p>Bishops Waltham is characterised by a low lying gently undulating landscape¹¹ and therefore typography of the land is not considered to be an issue with regard to access.</p> <p>It is likely that development at any of the site locations, will increase traffic on these roads, in particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording. In addition, mitigation is provided policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. Currently, there are a limited number of cycle routes within the parish – the Cheesefoot Head Cycling Trail is accessible from the town and there is a route which has been identified by the National Park from Botley which takes in the town. However, development of the sites near Hoe Road and Coppice Hill could provide a greater opportunity to develop and encourage cycling to improve connectivity to Swanmore and Waltham Chase.</p> <p>Parking has been identified as an issue in the town in particularly in the centre¹². Any development may worsen parking problems by bringing additional people into the area leading to permanent minor negative effects. Again, mitigation is provided to a certain extent by policy CP10. Site 1712 could provide an opportunity to create additional car parking spaces which could help alleviate parking issues.</p>	

¹¹ Winchester City Council (2013) Landscape Appraisal: Bishops Waltham

¹² Bishops Waltham Market Town Healthcheck Group (January 2010) Bishops Waltham A Medieval Market Town, A Market Town Healthcheck. Online at <http://www.bishopswalthamparishcouncil.co.uk/Docs/bwhealthreport.pdf> [Accessed June 2012]

¹⁴ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed June 2013]

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		under the SA objective 15.		
7	Water To protect, enhance and manage water resources in a sustainable way	Sites 283 and 281 fall within an area of medium to high flood risk zone (2 and/or 3) ¹⁵ and it is considered that development here could lead to major long-term negative effects on water. In addition, many of the sites are located on major aquifers with sites 2525, 1968, 2570, 2521, 2522, 2459, and 2523 being located on aquifers of high/ intermediate vulnerability. All the sites which are located in medium to high flood risk zones, on major aquifers with high or intermediate vulnerability and/ or in a groundwater source protection zone, are considered to have major negative effects on water. Mitigation is provided under CP17 – Flooding, Flood risk and the Water Environment which could reduce negative effects on these sites although this may be problematical and/ or expensive. The following sites 281, 2572, 357, 356, 2569, 1879, and 1877 are not located within any of the water sensitive areas mentioned above. These sites if developed are considered to less likely to lead to significant environmental effects on water. Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17. Therefore the residual effects on water for the sites mentioned in this paragraph are considered to be neutral.		
			--	0
8	Waste	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy		
				+

¹⁵ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

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	To ensure sustainable waste management	and Principles).		
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+	
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).	+	
11	Biodiversity	There are no International nature conservation designations on or adjacent to the development sites ¹⁶ . The Moors SSSI Waltham Chase Meadows SSSI and the Moors Bishops Waltham Local Nature	-	0

¹⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

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	To conserve and enhance biodiversity	<p>Reserve (LNR) are located adjacent to sites 2571 and 280 (although separated by a road with regard to the latter)¹⁷. In addition, site 2525 is adjacent the Dundridge Meadows LNR and sites 284 and 281 are adjacent the Bishops Waltham Branch Line LNR¹⁸. Therefore there could be potential for negative indirect effects through noise, light and surface water pollution during the short-term (during construction) and in the long-term. Furthermore, if all sites are developed this could increase recreational pressure on these assets.</p> <p>In addition, the ecological quality of the Rivers courses around the settlement are considered to be moderate or good at present and it is not expected to require assessment in the future¹⁹. Development near to these watercourses could have the potential to negatively affect their ecological quality. However, the mitigation provided by CP16 and CP17 is expected to prevent any negative effects.</p> <p>The majority of the Greenfield sites to the north and south following the river consist of unimproved damp meadows which support a species rich and diverse flora including local and rare plants.²⁰ Site 1968 is recorded in the national Inventory of Woodland and Trees as having conifers on the site. Development adjacent to these areas could result in habitat fragmentation and indirect negative effects through noise, pollution and recreational pressure leading to minor negative effects on biodiversity.</p> <p>Only one site (2938) contains BAP priority habitats including lowland meadows and deciduous woodland²¹. Site 365 also contains a SINC. Development on these sites would have the potential to</p>	

¹⁷ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹⁸ Ibid.

¹⁹ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

²⁰ Winchester City Council (2013) Landscape Appraisal: Bishops Waltham DRAFT

²¹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

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		<p>permanently destroy the habitats leading to minor long-term negative effects on biodiversity. A number of sites are adjacent to SINC and these include 2571, 2569 and 2525 and development at these sites could cause indirect effects through noise, light and surface water pollution as well as increased recreational pressure. Development of these sites could also increase habitat fragmentation.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by CP16.</p> <p>It should be noted that if all the sites south and west of the settlement boundary were developed, there could be opportunities to create a wildlife corridor linking the SINC located on 365, Bishops Waltham Branch Line LNR, the BAP habitats on 2398 and The Moors, Bishops Waltham SSSI and LNR. There could also be an opportunity to create new habitats on 283, 2569, 1877. If the requirement to create a wildlife corridor was inserted into policy this could lead to major positive long-term effects on biodiversity.</p>		
12	Heritage	Only one site (1721) is located within the Bishops Waltham conservation area and there is also one listed building (Grade II listed Town House) present on this site which could be directly affected by		
			-	0

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	To protect and enhance built and cultural heritage	<p>any proposed development on the site leading to minor negative effects²². Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to neutral.</p> <p>There are 119 listed buildings within the settlement²³ with a few scattered around the edges. The following sites could have the potential to negatively affect the setting of listed buildings as a result of their close proximity: 2522, 2570, 2521, 283 and 280. Furthermore, a number of sites are within close proximity to the scheduled monument of Bishops Waltham Palace and associated fishponds and therefore could have a minor negative effect on its setting. Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character and DS1 – Development Strategy and Principles. This should reduce/ prevent any negative effects.</p> <p>In addition, the potential for archaeology assets are unknown at this stage although given the rich heritage of the area, the potential is likely to be high on all sites (in particular on sites closest to the centre and the scheduled monument). Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to a certain extent. Consideration should be given to developing policies to require that all development within this settlement should be subject to archaeological survey prior to development. This will provide firm mitigation to reduce and/or prevent negative effects on archaeology.</p> <p>The majority of the sites are located on the outskirts of the settlement away from the historic centre and heritage assets. Development at these sites would be unlikely to give rise to significant effects on heritage.</p>	

²² English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed September 2013]

²³ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2011]

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13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>A few of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including: 1877²⁴; 1968; 2446, and 2459²⁵. This could lead to major long-term negative effects on soils. Furthermore, all the sites to the north of Winchester Road and to the north and south of Coppice Hill are situated within a Eutrophic and Groundwater Nitrate Vulnerable Zone (NVZ). All the sites to the south of Winchester Road are in a Eutrophic NVZ only.</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan partly under sites: 281 (southern tip only); 2572 (southern tip only); and 283²⁶. These are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>A number of sites outside of the settlement boundary to the North and East of Bishops Waltham are located within the South Downs National Park (sites 2525, 2522 and 2571)²⁷. Development here could be detrimental to the purposes of the National Park if developed as proposed which could lead to major long-term negative effects.</p> <p>The majority of the sites are located on Greenfield land outside of the settlement boundary and</p>		
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²⁴ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2013].

²⁵ Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/> [Accessed June 2013]

²⁶ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#) [Accessed Aug 2013]

²⁷ Natural England (2009) South Downs national Park Designation Confirmation. Online at http://www.naturalengland.org.uk/Images/map-46_tcm6-14912.pdf [Accessed June 2013]

Bishops Waltham			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2525, 1968, 2570, 2521, 2522, 2571, 280, 2519, 2398, 852, 2459, 2523, 1712, 284, 281, 2572, 283, 357, 356, 2569, 1877, 1879, 2554, 2390, 2520, and 2399	
		<p>development on this land could be detrimental to Bishops Waltham's' landscape character areas of Durley Claylands (for settlement and area to the south-east, south and west) and South Winchester Downs (are north of the settlement)²⁸. In particular, Greenfield sites which do not adjoin the settlement boundary (for example 283 and 281) could be considered to lead greater negative effects on landscape and soils than other Greenfield sites. In addition, site 283 is considered to be the most sensitive location in terms of visual and landscape impacts as the area is an integral part of Bishops Waltham's countryside setting and it is also visually prominent from the settlement and the South Downs National Park beyond. It would be expected that development here would lead to minor negative effects unless robust mitigation (landscaping, screening) is provided.</p> <p>The sites to East and South-East (sites 2398, 2519, 280, 2571, 2522) are considered to be most sensitive to development²⁹ given that they are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites could have major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of the both Waltham Chase and Swanmore. However, the development on these sites could be reduced and more GI incorporated to blend or soften any new development in the settlement gap.</p> <p>Sites 1877, 356, 283, 2390, 2520, 2569 and 1879 contain trees with tree preservation orders and if developed there is a chance that these could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites were developed, that there should be a requirement under policy to retain trees covered by TPOs. This will increase the certainty of positive effects on landscape.</p>	

²⁸ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [Accessed June 2013]

²⁹ Winchester City Council (2013) Landscape Appraisal: Bishops Waltham DRAFT

Bishops Waltham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2525, 1968, 2570, 2521, 2522, 2571, 280, 2519, 2398, 852, 2459, 2523, 1712, 284, 281, 2572, 283, 357, 356, 2569, 1877, 1879, 2554, 2390, 2520, and 2399		
		Sites 1712 and 852 are located on Brownfield land and have fewer landscape constraints than the other areas and therefore they are considered to be less sensitive than other location in terms of impact on the setting of Bishops Waltham. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.		
14	Built Environment	All sites can partly achieve this SA objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and vision and key actions of the Bishops Waltham – A Market Town Healthcheck Report.		
	To secure high standards of design			
15	Pollution	None of the sites are in or adjacent to an AQMA, or any known landfill sites (historic and current). However, sites 283 and 2572 are partly covered by overhead power cables which could affect the health of any potential residential occupant. To avoid these negative effects, it would be recommended that any new development should avoid these cables and an appropriate bufferzone be put in place.		
	Minimise local and global sources of pollution			
		Also, all the sites which are located: in medium to high flood risk zones; on major aquifers with high or intermediate; and/ or in a groundwater source protection zone (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development. In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites.		
		Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.		

Bishops Waltham	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 2525, 1968, 2570, 2521, 2522, 2571, 280, 2519, 2398, 852, 2459, 2523, 1712, 284, 281, 2572, 283, 357, 356, 2569, 1877, 1879, 2554, 2390, 2520, and 2399
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites to the South East of Bishops Waltham and within the settlement boundary are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment; and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution; Infrastructure (shortfalls in open space); and Health (short-term construction effects). Furthermore, uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.</p> <p>Key Negative Effects:</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Landscape and Soils – Sites 1877; 1968; 2446, and 2459 through loss of agricultural land; sites: 291 (southern tip only); 2572 (southern tip only); and 283³⁰ (presence of mineral reserves); sites 2525, 1968, 2570, 2521, 2522 and 2571 (outside of the settlement boundary and located within the South Downs National Park); sites 2398, 2519, 280, 2571, 2522 (Settlement Gap) ■ Water – Sites 283 and 281 which fall within an area of medium to high flood risk zone and sites 2525, 1968, 2570, 2521, 2522, 2459 and 2523 which are located on major aquifers of high/intermediate vulnerability. ■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward. ■ Building Communities – large scale development at site 283. ■ Infrastructure - Development at the following sites would lead to the loss of open space: 2572; 2569; and 2571. In addition, a number of the sites if developed as proposed would result in the direct loss of GI assets and these include: 2572; 2569; 2571; 356; and 283. ■ Health - Development of site 2569 would result in the loss of all the allotment land for Bishops Waltham and this will lead to major negative effects unless it can be re-provided elsewhere. 	

³⁰ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#). [Accessed Aug 2013]

Bishops Waltham	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 2525, 1968, 2570, 2521, 2522, 2571, 280, 2519, 2398, 852, 2459, 2523, 1712, 284, 281, 2572, 283, 357, 356, 2569, 1877, 1879, 2554, 2390, 2520, and 2399
<p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities - The Brownfield sites including sites 1712 and 852. ■ Landscape and Soils - The Brownfield sites including sites 1712 and 852. ■ Transport – All sites (except 281, southern half of 2572, 283 and the eastern half of 2525) are within 0 – 400 m of a bus stop. In addition, sites 1712, 2523, 2459, 552 and 2519 are very close (0 – 400 m) to the town centre. ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> ■ It would be recommended that development of any of the sites should include provision of new open space including allotments. This would lead to positive effects on Health and also Infrastructure. ■ Consideration should be given to developing policies to require that all development within this settlement should be subject to archaeological survey prior to development. This will provide firm mitigation to reduce and/or prevent negative effects on archaeology. ■ It would be recommended that specific mitigation is provided in policy wording ensure the certainty of mitigation for heritage assets and the possibility realisation of positive effects on Heritage. ■ It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to GI on and around them should be included. This would increase the certainty of positive effects on Infrastructure. ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ If sites 1877, 356, 283, 2390, 2520, 2569 and 1879 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. This will increase the certainty of positive effects on landscape. ■ For sites 283 and 2572, to avoid negative effects resulting from the presence of overhead power cables, it would be recommended that 	

Bishops Waltham	
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	Site Refs: 2525, 1968, 2570, 2521, 2522, 2571, 280, 2519, 2398, 852, 2459, 2523, 1712, 284, 281, 2572, 283, 357, 356, 2569, 1877, 1879, 2554, 2390, 2520, and 2399
any new development should avoid these cables and an appropriate bufferzone be put in place.	

³¹ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

³² Commonview Group (2012) Colden Common Village Design Statement. Online at <http://www.winchester.gov.uk/> [Accessed September 2013]

³³ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 12.

Colden Common				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective.</p> <p>None of the sites will result in the loss of open space in Colden Common; shortfalls have been identified for most types of open space including: Equipped Children's & Young People's Space; Informal Green Space; Natural Green Space; and Parks and Recreation Grounds (although there is only a shortage of parks)³⁴. There are surpluses in the quantity of allotments and sports grounds. Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards (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. This should reduce negative effects on the SA Objective to minor negative. However, sites to the south are outside of the 650 m distance³⁵ to existing parks, sports and recreation grounds and are considered to be the least sustainable unless provision is made. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the relevant site allocation policy wording.</p> <p>Colden Common has a number of District level strategic Green Infrastructure (GI) Assets³⁶ including: public rights of way; SINC; SSSI; River Itchen SAC; open space for example sports and recreation ground (as specified in CP7). Sites 2389, 2511 and 2500 which would result in the direct</p>		
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³⁴ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Colden Common.

³⁵ Requirement of Policy CP 7 in LPP 1.

³⁶ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

Colden Common				
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		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401		
		loss of District level GI (SINCs) if developed as proposed, leading to major negative effects on infrastructure although this could be mitigated through provision in CP 15 on site 2500 if only part of the site (north-eastern part) was developed. The majority of sites to the south, east and north adjacent to the settlement boundary could provide opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets mentioned above. It would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. This will increase the certainty of positive effects.		
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.	++	
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	It is not known at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through increase in employment during construction. Some of the larger sites could provide mixed used development including 1874, 2561 and 275. Part of one site, 275, currently provide employment ³⁷ and its loss would result in minor negative effects unless provision is made elsewhere.	?	+

³⁷ Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/> [Accessed September 2013]

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		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401		
		Development of sites within the settlement boundary would reinforce the village centre use improving it's' vitality and viability and therefore the local economy leading to minor positive effects in the long-term.		
		Distances to employment areas are discussed under SA Objective 5.		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (apart from site 2527) are within 0 – 400 m of bus stops leading to major positive effects. The bus also provides a regular service (Mondays to Fridays (approximately 7.00 am – 6.30 pm) and Saturdays) to Winchester, Fareham, Eastleigh and Bishop's Waltham and other villages and towns approximately every 60 minutes. It had been identified that there is a deficiency in the services provided given the lack of provision on a Sunday and the early evening termination of service which limits access to social and recreational facilities outside the village to those with no private transport³⁸. Development at site 2527 may lead to minor negative effects as approximately 900 m away from the nearest bus stop.</p> <p>In terms of access to other services and facilities including local employment, shops, health and education facilities³⁹, the majority of the sites are within 0 – 800m of these facilities and development at these sites would support this SA Objective leading to at least minor positive effects. Three other sites (2511, 2494 and 1870) are more remote than other sites to the village centre and other facilities being closer to 800 m away. Sites 2527 and 2500 are between 800 and 1600 m from services and facilities and therefore development here would lead to minor long-term negative effects.</p> <p>It is likely that development at any of the site locations, will increase traffic on these roads, in</p>		



³⁸ Commonview Group (2012) Colden Common Village Design Statement. Online at <http://www.winchester.gov.uk/> [Accessed September 2013]

³⁹ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 12-15.

Colden Common				
Sustainability Objective		Assessment of Effects		
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		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401		
		<p>particularly during construction, leading to short and long-term minor negative effects. It has been identified that Church Lane experiences heavy traffic at peak periods⁴⁰ and any development along this road could increase the problem and lead to long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Mitigation is provided through policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording.</p> <p>Off-road residential parking has been identified as an issue in the village, in the Square⁴¹. Any development may worsen parking problems by bringing additional people into the area leading to permanent minor negative effects. Again, mitigation is provided to a certain extent by policy CP10.</p>		
6	Health To improve the health and well-being of all	<p>As explained under SA Objective 2, there is a small surplus in the quantity of allotments and sports grounds. However, most sites could provide the opportunity to provide additional open space land to address the new demand from any additional development proposed. Greater opportunities exist for the sites adjoining the settlement boundary to improve accessibility (within 480m⁴²) to the existing households in Colden Common if they provide additional allotment space. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or encouraging walking to local facilities and the wider countryside which would</p>		
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⁴⁰ Commonview Group (2012) Colden Common Village Design Statement. Online at <http://www.winchester.gov.uk/> [Accessed September 2013]

⁴¹ Ibid.

⁴² Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

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Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401		
		<p>result indirect minor positive effects on health and well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health. All sites could provide the opportunity to do this.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15 with regard to appropriate phasing and an Environmental Management Plan.</p>		
7	Water To protect, enhance and manage water resources in a sustainable way	<p>None of the sites fall within an area of medium to high flood risk zone (2 and/or 3)⁴³. The following water sensitive areas have been found on the sites (source: Environment agency, 2013):</p> <ul style="list-style-type: none"> ■ Sites 1874, 1870, 2494, and 2497 are located within a groundwater source protection zone 1. ■ Part of site 1874 is located within a groundwater safeguarded zone. ■ Site 1870 is located on a major aquifer which is considered to be of intermediate vulnerability. ■ All sites within the settlement boundary (except for 2501, 2503 and 2502) and one adjacent (2401) are situated on a minor aquifer which is of high vulnerability. ■ Sites 2494 and part of 2497 are situated on a major aquifer which is considered to be of high vulnerability. ■ Site 1874 is located partly on a minor aquifer of high vulnerability and partly on a minor aquifer which is of low vulnerability. ■ Sites to the east of Main Road are located on a major aquifer which is of low vulnerability. ■ Moreover, all sites are expected to generate short-term effects during construction 		
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⁴³ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed May 2013]

Colden Common			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401	
		<p>(contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas although the mitigation provided by CP17 is considered to reduce these negative effects. As a result, it is considered that development on the sites mentioned above could lead to minor long-term negative effects on water and in some cases where sites are located on major or minor aquifers with high/ intermediate vulnerability, on groundwater source protection zones and/ or groundwater safeguarded zones, the effects of development would be considered to be major.</p> <p>Development on the sites to south of Church Lane and west of Main Road are considered less likely to lead to significant environmental effects on water.</p>	
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	+
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+
10	Sustainable Construction	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero	+

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		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401		
	To promote the sustainable design and construction of buildings and places	Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International or national nature conservation designations on the development sites⁴⁴. Site 1870 is within 150 m of the River Itchen SSSI and SAC although it is separated from the nature conservation designation by a main road and therefore any indirect negative effects are not considered to be significant. In addition, the ecological quality of the River Itchen to the west of the settlement is considered to be poor at present and the quality is not expected to change in the future⁴⁵. However, the mitigation provided by CP16 and CP17 is expected to prevent any negative effects resulting from development but there could be opportunities for new development to improve the water quality of the Itchen.</p> <p>Sites 2500, 2511, 2497 and 2389 partly contain BAP priority habitats including: deciduous woodland and lowland meadows⁴⁶. Sites 2389, 2511 and 2500 also contain SINC designations. Development on these sites would have the potential to permanently destroy the habitats leading to minor long-term negative effects on biodiversity. Moreover if all the sites mentioned above were developed, this could lead to major negative cumulative effects on biodiversity. The sites could be reduced to exclude the BAP priority habitats or the SINC and there is a requirement under CP16 for these can be retained, protected and enhanced but there still could be indirect effects through noise, light and surface water pollution as well as increased recreational pressure. Development of these sites could also increase habitat fragmentation. Overall, the residual effects including existing</p>		
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⁴⁴ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed May 2013].

⁴⁵ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

⁴⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed May 2013].

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		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401	
		<p>mitigation are considered to be minor negative.</p> <p>Opportunities exist for sites 1874, 1870 and 1871 to create additional priority habitats and therefore improve connectivity to biodiversity assets for the North, West and South of the existing settlement where access and habitat is limited. This could lead to minor positive effects if required by the LPP 2 Policy.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by CP16.</p>	
12	Heritage To protect and enhance built and cultural heritage	There are no conservation areas or scheduled monuments on or adjacent to any of the development sites ⁴⁷ . However, there are a few listed buildings within the settlement and scattered around the outside of the settlement boundary ⁴⁸ . The following sites could have the potential to affect the setting of listed buildings as a result of their close proximity: 1870, 2494, 2495, 275, 1871 and 2561. In addition, site 1874 is located adjacent to a non-statutory historic park/ garden and development here could potentially affect the garden/park's setting. Furthermore, the potential for archaeology assets is unknown at this stage. Protection/ mitigation for all heritage assets are provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. Taking into account the mitigation provided by higher plan policies it is anticipated	0

⁴⁷ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed May 201]

⁴⁸ Ibid.

Colden Common				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401		
		that the effects on heritage will be neutral. If taken forward, specific requirements to enhance heritage features could be put in place for sites 1870, 2494, 2495, 275, 1871, 2561 and 1874 which either contain or are in close proximity to heritage assets and this would lead to positive effects on the Heritage.		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>A number of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including: 1874; 2389; 1870; 1871; 2401; and 275⁴⁹. This could lead to major long-term negative effects on soils. All the sites are located in a Eutrophic Nitrate Vulnerable Zone (NVZ) with all the sites south and south-east of Brambridge and Church Lane also being located within a groundwater NVZ leading to minor negative effects.</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under site 1874 and under part of site 1870⁵⁰. These are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>A number of the sites are located on Greenfield land outside of the settlement boundary (including 1870, 1871, 2389, 1874, 2494, part of 275, 2511, 2498 and 2500) and development on this</p>		<div>--</div> <div>+</div> <div>+</div>

⁴⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

⁵⁰ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#). [Accessed Aug 2013]

Colden Common			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401	
		<p>land could be detrimental to Colden Common's landscape character areas of: South Winchester Downs (area to the east); Durley Clays (south); and Lower Itchen Valley (north and west)⁵¹. In particular, Greenfield sites which do not adjoin the settlement boundary (for example 2500 and 2498) could be considered to lead to greater negative effects on landscape and soils than other Greenfield sites, in terms of their impact on the character of the local landscape and the impact of the character of the settlement itself. It is considered that development on these sites would result in major negative effects on landscape.</p> <p>Sites 2527 (although Brownfield) and the southern part of 2561 are outside of the settlement boundary and therefore can be considered to jut out too far from the existing settlement boundary. This could lead to the erosion of the Durley Clays character area and the setting of Colden Common in the rural landscape resulting in long-term minor negative effects.</p> <p>A few sites including 2401 and 1874, contain trees with tree preservation orders and if developed there is a chance that these could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites were developed, that there should be a requirement under policy to retain trees covered by TPOs.</p> <p>The Brownfield sites within or partly within the settlement boundary (parts of 2499 and 888) are considered to be less sensitive than other locations in terms of impact on the setting of Colden Common. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p>	

⁵¹ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape--countryside/landscape-character-assessment/> [Accessed September 2013]

Colden Common			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401	
14	Built Environment To secure high standards of design	<p>All sites can achieve this SA objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and guidance provided in the Colden Common Village Design Statement (VDS) (2012). However, although not in the guidance, it was noted in the supporting text of the VDS that local residents valued the fact that the village boundary is to the west of Main Road and is screened by trees and hedges, which enhances the rural aspect of the village. Development to the east of this road may harm what the villager's value.</p> <p>Please refer to SA Objective 1 – for discussion of crime and safety and design.</p>	+
15	Pollution Minimise local and global sources of pollution	<p>None of the sites are in or adjacent to an AQMA; any known landfill sites (historic and current); or are covered or partly covered by overhead power cables. Also, all the sites which are located in water sensitive areas (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development.</p> <p>In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within any policy wording.</p>	-
Summary of Key Negative and Positive Effects for Sustainable Development: The assessment has found that the sites within or immediately adjacent to Colden Common's boundary are likely to progress the majority of the SA Objectives. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate change; Sustainable Construction; Built Environment; and Health (opportunity to provide good quality housing). Minor negative effects have			

Colden Common	
Sustainability Objective	Assessment of Effects
	<p>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</p> <p>Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401</p>
<p>generally been found for each site with regard to the SA Objectives of: Pollution; Health; and Water. Neutral effects were identified for the SA Objectives of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects.</p> <p>Uncertainty of effects exists with the majority of sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites. It was considered that the sites within the Settlement boundary may however; support the vitality and viability of the village centre better than sites outside.</p> <p>Key Negative Effects: Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Landscape and Soils – sites: 1874, 2389, 1870, 1871, 2401, 275, 2389, 2494, 2511, 2498 and 2500. ■ Water – all sites except for 2501, 2503 and 2502 are located on one or more of the following and as a result are considered to have major negative effects on water: on major or minor aquifers with high/ intermediate vulnerability; on groundwater source protection zones; and or groundwater safeguarded zones. ■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward. ■ Infrastructure – sites 2389 and 2511 could result in the direct loss of Green Infrastructure assets where mitigation is likely to be difficult. ■ Biodiversity – if sites 2500, 2511, 2497 and 2389 are taken forward there could be a major cumulative effect in the long-term through habitat loss (BAP and/or SINC) and habitat fragmentation. <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Transport – all sites except for 2527 in terms of access to bus stops. ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. ■ Building Communities – sites: 888, part of 2499 and 275. 	

Colden Common	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401
<ul style="list-style-type: none"> ■ Landscape and Soils – sites 888 and part of 2499. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> ■ With regard to the SA Objective of Infrastructure and within the Green Infrastructure, negative effects identified could be changed to positive if a firmer requirement to provide open space on the sites is included in the relevant site allocation policy wording. This could also lead to further positive effects on Health. ■ The majority of sites to the south, east and north adjacent to the settlement boundary could provide opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets identified in or around the settlement. ■ In addition, it would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure. ■ Opportunities exist for sites 1874, 1870 and 1871 if they are taken forward, to create additional priority habitats and therefore improve connectivity to biodiversity assets for the North, West and South of the existing settlement where access and habitat is limited. This could lead to minor positive effects. ■ If sites 2401 and 1874 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. This will increase the certainty of positive effects on landscape. ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ If taken forward, specific requirements to enhance heritage features could be put in place for sites 1870, 2494, 2495, 275, 1871, 2561 and 1874 which either contain or are in close proximity to heritage assets and this would lead to positive effects on the Heritage. 	

Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including 2003, 2054, and 1783 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects as they are likely to contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policies MTRA1 and MRTA2 are applicable to the sites at Denmead. The sites to the East and one in the south of Denmead (301, 312, 1841, 2004, 378 and 2018) are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites is unlikely to support MRTA2 which requires that Development should protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park. Mitigation is provided to a certain extent by MTRA2 with the requirement that development will need to be an appropriate scale and design although it is considered that development of these sites would lead to minor negative effects.</p> <p>In addition, Denmead has a Village Design Statement (VDS) which was adopted in 2007 and the sites as identified above for the same reasons as identified above would find it difficult to meet the guideline 1 which also seeks to protect the gap between Denmead and Waterlooville. Also the sites with SINC designations (1841, 302, 1776, 2493 and 2565) would not support guideline 35 if developed. Therefore development on the sites mentioned above would not support this SA objective and constitute minor long-term negative effects.</p> <p>Most sites could provide space for facilities for social interaction leading to minor long-term positive effects on communities. The sites which are closest (0 - 800m) to the existing centre of Denmead and the majority of its community facilities are sites: 2054, 1783, 367, 313, 2469, 958 and</p>		
		<div>--</div> <div>+</div> <div>+</div>		

Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
		<p>1878. Greater opportunities exist for these sites to provide facilities which would be easily accessible (0 - 800m) to the existing community in Denmead. This could increase the positive effects to major. The sites that are further away from the existing community of Denmead (for example 2018 and eastern half of 301) could be at risk of being too remote (over 1600 m), lacking proper access to existing community facilities and assets, with the resulting new residents feeling isolated from the Denmead community. Development here is likely to result in major negative effects and it is considered that mitigation would be difficult to implement.</p> <p>Distances to services are discussed under SA Objective 5.</p>		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective.</p> <p>None of the sites identified will result in the loss of open space in Denmead apart from part of site 378 which covers an area of land reserved for new facilities under policy RT5 of the Local Plan Review (2006); shortfalls have been identified for open space with regard to: Allotments. Equipped Children's & Young People's Space, Informal Green Space and Parks, Sports and Recreation Grounds Parks, Sports and Recreation Grounds⁵². Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. The following sites do not have access to the specified standard (650m) for Parks, Sports and Recreation Grounds and these include 301, 312, 1841, 2004, 378, 311, 2512, 302, 2526, 2455, 2496, and 2018. CP7 requires that 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</p>		
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⁵²Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Denmead.

Denmead			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496	
		<p>financial contributions towards offsite improvements. This should reduce negative effects to minor. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the relevant site allocation policy wording.</p> <p>Conversely, the sites adjoining the settlement boundary to the South West, West and within the settlement boundary of Denmead have good access to all existing open space within Denmead and could easily provide additional open space which would also be accessible (meeting most standards set in Policy CP7) to the existing Denmead community. This would lead to major positive long-term effects.</p> <p>Denmead has a number of District level strategic Green Infrastructure (GI) Assets⁵³ including: the Wayfarers Walk public right of way; informal green space for example a golf course and open space (as specified in CP7); 17 SINC's; and public access land in the form of Creech Wood⁵⁴. Creech Wood is also Identified as a GI asset by the Green Infrastructure Strategy for PUSH (June 2010). There are a number of sites (1841, 302, 1776, 2493 and 2565) which would result in the loss of District level GI (SINC's) if developed as proposed, leading to major negative effects on infrastructure. The sites to the south of Denmead offer greater opportunities to enhance GI and access to GI given their close proximity to all the District level strategic GI assets mentioned above. It would be recommended that for all the sites specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. This will increase the certainty of positive effects.</p>	
3	Housing	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA	++

⁵³District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

⁵⁴Enfusion and Winchester City Council (May 2010) Winchester City Council Local development Framework Green infrastructure (GI) study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
	To provide good quality housing for all	Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through increase in employment during construction. Some of the larger sites could provide mixed used development including 2512, 2425, 378, 2004 and 301.</p> <p>The centre of the village is located to the north of the village on Hambledon Road. This is where the majority of the shops and services are located in Denmead. Development of sites 367 and 1783 could provide the opportunity to improve and expand the village centre providing additional retail facilities and potentially new premises to support small businesses. The sites adjoining the settlement boundary to the South, West and North are close to the town centre and their development would reinforce the town centre use improving its' vitality and viability and therefore the local economy leading to minor positive long-term effects. Development of sites in particular to the East, given their proximity to Waterlooville, may result in the community using the facilities there instead of Denmead.</p> <p>Three of the sites currently provide employment (312, 311 and 2003) although given the level of employment on sites 312 and 311 there are likely to be only minor negative effects from their loss. The loss of the employment on site 2003 would be more large scale and would therefore have major negative effect unless provision can be made elsewhere or through re-development of the site.</p>		
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Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
		<p>The majority of the workforce identified to be living in Denmead commute outside of the village into other areas to work (79.2%)⁵⁵ and therefore any site which could increase the employment in the area would lead to major positive effects.</p> <p>Distances to employment areas within the settlement are discussed under SA Objective 5.</p>		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>The majority of the sites are within walking distance (0 - 800m) of bus stops within Denmead and the bus provides a regular service (Mondays to Fridays (approximately 7.00 am – 6.15 pm) and Saturdays) to Waterlooville and Portsmouth every 20 minutes from the Green and very hour from Forest Road. The following sites are within 400m of a bus stop and would lead to major positive effects in the medium and long-terms if taken forward: 1783; 367; 378; 310; 311; 2003; 2425; 362; 1878; 2493; 1776; 1878; 2565; 2512; 302; 2526; 2455; 2496; 3469 and 1835. Sites 313, 1841, 301 (western half) and 312 are within 400 – 800 m of a bus stop and therefore the nature of the effect would be reduced to minor positive. The Eastern half of site 301 is between 800 – 1600m from the nearest bus stop and therefore it is considered to have minor negative effects on this SA Objective. Site 2018 would be considered to lead to major negative effects on this SA Objective as it is over 1600 m from a bus stop.</p> <p>In terms of access to other services and facilities including local employment, shops, healthcare and education facilities, the sites adjoining the settlement boundary to the South, West and North are within 0 - 800 m. In particular, sites 2054, 1783 and 367 could lead to major positive effects on this SA Objective as they are within 400 m of the existing facilities.</p> <p>The sites to the East and North-East, and 301 (western half) 302, 2526, 2455 and 2496 are between 800 and 1600 m to the existing facilities and therefore are considered to lead to minor negative</p>		



⁵⁵MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

Denmead	
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	<p>Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496</p>
	<p>effects on this SA Objective. The Eastern half of 301 and site 2018 are over 1600 m from the majority of existing facilities and mitigation could be difficult to implement and therefore they are considered likely to have major negative effects of this SA Objective.</p> <p>Denmead is characterised by a low lying undulating landscape and therefore typography of the land is not considered to be an issue with regard to access.</p> <p>According to the Denmead VDS (2007) commuters cut through Denmead en-route to Hambledon and beyond (e.g. Winchester), Fareham and Portchester to avoid the bottle necks at Waterloooville and the A27/M27 North of Portsmouth. There is heavy traffic at peak hours on Hambledon Road, Forest Road, Southwick Road, Anmore Road, Furzeley Road & Newlands Lane and to a lesser extent Closewood Road⁵⁶. It is likely that development at any of the site locations will increase traffic on these roads, particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording. In addition, mitigation is provided by policy CP10 – Transport which seeks to encourage the use of non-car modes, particularly walking and cycling.</p> <p>Currently, there are no cycle ways in Denmead but development of the sites to the south adjoining the settlement boundary could provide a greater opportunity to develop a cycleway which could connect Denmead with Waterloooville. Development of the sites to the south together could help make the creation of a sustainable transport system more viable and provide opportunities to enhance and improve access GI assets in close proximity to these sites (please see SA Objective 2 for more details) , in particular, Creech Woods .</p>

⁵⁶Denmead Community (Adopted 2007) Denmead Village Design Statement. Online at www.winchester.gov.uk/assets [accessed September 2013]

⁵⁸Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
		Distances to health services are discussed under SA Objective 5.		
7	Water To protect, enhance and manage water resources in a sustainable way	<p>There are a number of sites, mainly to the North, East and West of Denmead, which fall either within or partly with medium to high flood risk zone (2 and/or 3) and/ or are located or partly in groundwater protection zones⁵⁹. In addition 2 (313 and 2469) are located on a major aquifer with intermediate vulnerability⁶⁰. It is considered that development of these sites could lead to major long-term negative effects on water both ground and surface water. Mitigation is provided under CP17 – Flooding, Flood risk and the Water Environment which could reduce negative effects to minor although this may be problematical and/ or expensive.</p> <p>The following sites 310, 311, 2003, 2425 and 362 are not located within Flood zones 2 or 3 or groundwater protection zones. They are located on major aquifers but their vulnerability is considered to be low. These sites if developed are considered to be less likely to lead to significant environmental effects on water. Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17. Therefore the residual effects on water for the sites mentioned in this paragraph are considered to be neutral.</p>		
8	Waste	Not applicable at the site level as all sites can achieve this objective through meeting the		

⁵⁹Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

⁶⁰Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

Denmead			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496	
	To ensure sustainable waste management	requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).	+

Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International or national nature conservation designations on or adjacent to the development sites⁶¹. Sites to the East of Denmead contain or partly contain a watercourse which could contain habitat for protected species such as water voles. In addition, the ecological quality of the watercourse to the East is considered to be moderate at present and it is not expected to require assessment in the future⁶². Development near to these watercourses could have the potential to negatively affect its ecological quality. However, the mitigation provided by CP16 and CP17 is expected to prevent any negative effects.</p> <p>A number of the sites (301, 1841, 311, 2565, 1776, 2493, 302, 2496, and 2455) contain or partly contain BAP priority habitats including, floodplain grazing marsh, lowland dry acid grassland and lowland meadows⁶³. Sites 1841, 302, 1776, 2493 and 2565 also contain or partly contain SINCs⁶⁴. Development on these sites would have the potential to permanently destroy the habitats leading to minor long-term negative effects on biodiversity. Moreover if all the sites mentioned above were developed, this could lead to major negative cumulative effects on biodiversity. The sites could be reduced to exclude the BAP priority habitats or the SINCs but there still could be indirect effects through noise, light and surface water pollution as well as increased recreational pressure (given the small size of the sites). Development of these sites could also increase habitat fragmentation.</p> <p>The sites to the South of Denmead consist largely of low grade agricultural land which is considered to have limited environmental value although these are divided by key biodiversity assets such as hedgerows with the occasional mature oak tree and pond. These assets would be expected to be retained in line with the requirements of policy CP15 and CP16. These sites also</p>		
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⁶¹Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

⁶² Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

⁶³Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

⁶⁴ Winchester City Council (December 2012 updated February 2013) Winchester District Strategic Housing Land Availability Assessment Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/> [accessed September 2013]

Denmead			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496	
		<p>offer the opportunity to increase access to biodiversity through improved connections and additional links to the Creech Wood SINC adjacent the southern boundaries of the site as well as providing enhancements for SINC through reinforcing and providing additional green infrastructure. A new corridor could also be developed with the BAP habitats and SINC to the West of Denmead. It would be recommended that if these sites were taken forward that the opportunities identified above are inserted into the site allocation policy wording to ensure that minor long-term positive effects are realized.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by CP16.</p>	
12	Heritage To protect and enhance built and cultural heritage	There are no conservation areas or scheduled monuments on or adjacent to the allocation sites ⁶⁵ . There are only 4 grade II listed buildings within the settlement boundary ⁶⁶ and it is considered unlikely that development at any of the sites proposed will affect the setting of these listed buildings. In addition, the potential for archaeology assets is unknown at this stage although it has been identified that within the parish there are bronze age burial mounds and Roman remains and there is evidence of much earlier settlement in Denmead ⁶⁷ . Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development	<div>0</div>

⁶⁵English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed September 2013]

⁶⁶ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2013]

⁶⁷Denmead Community (Adopted 2007) Denmead Village Design Statement. Online at www.winchester.gov.uk/assets [accessed September 2013]

Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
		Strategy and Principles. With reference to the above effects on heritage are anticipated to be neutral.		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>Most of the sites would not result in the loss of agricultural land grade 3a and above except for 1878, 1776 and 2493 which would result in the loss of grade 3a land leading to major long-term negative effects on soils⁶⁸. Furthermore, all the sites to the North are situated with a Groundwater Nitrate Vulnerable Zone (NVZ) and the sites to the south are situated in a Eutrophic NVZ. There are no known mineral reserves under any of the sites proposed⁶⁹.</p> <p>The majority of the sites are located on Greenfield land outside of the settlement boundary and development on this land could be detrimental to Denmead's rural character and its' landscape type of Mixed Farmland & Woodland (Enclosed)⁷⁰. The sites to the East and one in the south of Denmead (301, 312, 1841, 2004, 378 and 2018) are considered to have high landscape sensitivity⁷¹ and are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites could have major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of the both Denmead and Waterlooville. Furthermore, Winchester's Local Plan Part 1 has allocated land West of Waterlooville for a large development of 3000 dwellings and other supporting uses and if the sites within the settlement gap are developed as well this could lead to major cumulative negative effects on landscape.</p>		

⁶⁸Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [Accessed September 2013].

⁶⁹Winchester City Council (2012) Local Plan Part 1 – Proposals Map – Minerals and Waste Sites. Online at <http://www.winchester.gov.uk/planning-policy> [Accessed September 2013]

⁷⁰Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [Accessed June 2013]

⁷¹Winchester City Council (2013) Landscape Appraisal: Denmead DRAFT

Denmead				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
		<p>Sites 302, 2455, 1835, 2054, 2003, 378, 1776, 2493, 2565 and 2496 contain trees with tree preservation orders and if developed there is a chance that these could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites were developed, that there should be a requirement under the relevant site allocation policy to retain trees covered by TPOs.</p> <p>The following sites 2003, 2054 and 1783 are located on Brownfield land which is considered to be less sensitive than other location in terms of impact on the setting of Denmead. Development of these sites could lead to major positive effects as they are likely to contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area. In addition, the development of these sites could also have the potential to reinforce the recognised built form of Denmead, help improve both the use of space and quality of structures contained within them and enhance Denmead sense of place.</p> <p>Furthermore, although located on Greenfield land, the sites to the West could strengthen the perception of Anthill Common with Denmead as a single settlement⁷².</p>		
14	Built Environment	Denmead has a Village Design Statement (VDS) which was adopted in 2007 and there are a number of sites to the East and one in the south of Denmead (301, 312, 1841, 2004, 378 and 2018)		
			-	+

⁷²Winchester City Council (2013) Landscape Appraisal: Denmead DRAFT

Denmead			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496	
	To secure high standards of design	<p>that would find it difficult to meet the guideline 1 given that they are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Also a number of sites with SINC designations would not support guideline 35 if developed. Therefore development on these sites would not support this SA objective and lead to minor negative effects.</p> <p>It is anticipated that development on the majority of the other sites (mainly to the south and to the north of Anmore Road) could meet the guidelines for design in the VDS. All sites can achieve this SA objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design.</p> <p>It is understood that a neighborhood plan for Denmead is currently under development which could change the requirements of the current VDS. At present it is not at a stage to inform the SA.</p>	
15	Pollution Minimise local and global sources of pollution	<p>None of the sites are in or adjacent to an AQMA or any known landfill sites (historic and current). However, sites 302, 2512, 2526 and 301 are partly covered by overhead power cables which could affect the health of any potential residential occupant leading to minor negative effects in the long-term. To avoid these negative effects, it would be recommended that any new development should avoid these cables and an appropriate bufferzone be put in place.</p> <p>Also, the sites located to the North, East and West of Denmead, given their sensitive location in terms of water (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development.</p> <p>In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor</p>	-

Denmead			
Sustainability Objective	Assessment of Effects		
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
	Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496		
		short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.	
Summary of Key Negative and Positive Effects for Sustainable Development: The assessment has found that the sites within and adjoining the settlement boundary to the South West, West and North are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Building Communities; Waste; Climate Change; Sustainable Construction; Built Environment (high quality design); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution; Landscape; and Health (lack of allotment provision and short-term construction effects). Neutral effects were identified for the majority of sites for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects. Furthermore, uncertain effects were identified for most of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.			
Key Negative Effects: Major negative effects have been identified for the following SA Objectives: <ul style="list-style-type: none"> ■ Building Communities - 2018 and eastern half of 301 due to proximity to community facilities and the existing community of Denmead. ■ Infrastructure – Sites 1841, 302, 1776, 2493, 2004 and 2565 which would result in the loss of District level GI (SINCs) if developed. ■ Transport - The Eastern half of 301 and site 2018 are over 1600 m from the majority of existing service and facilities. Site 2018 is over 1600 m from the nearest bus stop. ■ Water - All the sites (except for 310, 311, 2003, 2425 and 362) mainly to the North, East and west, are in one or more of the following: in medium to high flood risk zones and on major aquifers with high or intermediate vulnerability. ■ Biodiversity – cumulative effects if all the following sites were taken forward: 301, 1841, 311, 2565, 1776, 2493, 302, 2496, 2455, 302, 2004 and 2565. 			

Denmead	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496
	<ul style="list-style-type: none"> ■ Landscape and Soils – Major effects have been identified because they are located in a gap and/ or loss of high grade agricultural land. Sites: 1878, 1776, 2493 301, 312, 1841, 2004, 378 and 2018. ■ Economy and Employment – Site 2003 would result in the loss of an important employment facility. <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities – The Brownfield sites including 2003, 2054, and 1783. ■ Infrastructure - the sites adjoining the settlement boundary to the South East, East and within the settlement boundary of Denmead have good access to all existing open space. ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. ■ Transport – The following sites are within 400m of a bus stop: 1783; 367; 378; 310; 311; 2003; 2425; 362; 1878; 2493; 1776; 1878; 2565; 2512; 302; 2526; 2455; 2496; 3469 and 1835. Also sites 2054, 1783 and 367 due to their close proximity to existing services and facilities. ■ Landscape and Soils – The Brownfield sites including 2003, 2054, and 1783. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> ■ It would be recommended that development of any of the sites should include provision of new open space including allotments. This would lead to positive effects on Health and also Infrastructure. ■ It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to GI on and around them should be included. This would increase the certainty of positive effects on Infrastructure. ■ The sites to the south of Denmead offer greater opportunities to enhance GI and access to GI given their close proximity to all the District level strategic GI assets in and around the settlement. ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport.

Denmead	
Sustainability Objective	Assessment of Effects
	<p>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</p> <p>Site Refs: 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496</p>
	<ul style="list-style-type: none"> ■ If sites 302, 2455, 1835, 2054, 2003, 378, 1776, 2493, 2565 and 2496 are taken forward, it would be recommended that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified. ■ The sites to the South of Denmead offer the opportunity to increase access to biodiversity through improved connections and additional links to the Creech Wood SINC adjacent the southern boundaries of the site as well as providing enhancements for SINC through reinforcing and providing additional green infrastructure. A new corridor could also be developed with the BAP habitats and SINC to the West of Denmead. It would be recommended that if these sites were taken forward that the opportunities identified above are inserted into the site allocation policy wording to ensure that minor long-term positive effects are realized. ■ Sites 302, 2512, 2526 and 301 are partly covered by overhead power cables which could affect the health of any potential residential occupant leading to minor negative effects in the long-term. To avoid these negative effects, it would be recommended that any new development should avoid these cables and an appropriate bufferzone be put in place.

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>All sites have the potential to be developed to meet the requirements of MTRA1 and MTRA 2. The sites outside of the settlement boundary to the south and east are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites is unlikely to support MTRA2 which requires that Development should protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park. Mitigation is provided to a certain extent by MTRA2 with the requirement that development will need to be an appropriate scale and design although it is considered that development of these sites would lead to minor negative effects.</p> <p>The Brownfield sites including 2509, 381 and 329 (part) should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Kings Worthy is considered to have limited local facilities⁷³ and it is anticipated that any increase in development around the village could exacerbate shortfall in facilities and services. In addition,</p>		
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⁷³MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
		<p>secondary school provision and day centre capacity have been identified as being potential issues⁷⁴. Most sites could provide space for additional facilities, which could give rise to minor long-term positive effects on communities. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the village centre (sites 2508, 2509 and 381) to have access to existing and provide additional facilities which would be easily accessible (within 400m) to the existing community in Kings Worthy. Development at these sites could lead to major positive effects of this SA Objective.</p> <p>Site 2510 could be at risk of being too remote (over 1600 m), lacking proper access to existing community facilities and assets, with the resulting new residents feeling isolated from the existing Kings Worthy Community. Development here is likely to result in major negative effects and it is considered that mitigation would be difficult to implement.</p> <p>Distances to services are discussed under SA Objective 5.</p>		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective.</p> <p>Shortfalls have been identified for most types of open space including: Allotments, Equipped Children's & Young People's Space; Informal Green Space; and Natural Green Space⁷⁵. No shortfall has been identified for sports grounds. Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards,</p>		<div>-</div> <div>+</div>

⁷⁴Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 201]

⁷⁵Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Kings Worthy.

Kings Worthy			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329	
		<p>preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce the negative effects to minor. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the allocation policy wording.</p> <p>Furthermore, site 2508 has also been identified as being used for many years for dog walking and other informal recreation; and has a well-used footpath which crosses the land although it has no official status⁷⁶. If this site is developed as proposed it could lead to a loss of this informal open space leading to minor negative effects.</p> <p>Kings Worthy has a number of District level strategic Green Infrastructure (GI) Assets⁷⁷ including: a good public right of way network; open space for example sports and recreation ground, allotments and parks (as specified in CP7); a SSSI; a SAC; and it is a gateway to the South Downs National Park. Development of any of the sites would not result in the loss of any GI assets. There are opportunities to link and create greater access to BAP habitats/ GI assets adjacent to sites 2506, 364, 365 and 500 through creation of new habitat on these sites which could lead to major positive effect. In addition, development of both site 2506 and site 500 could provide opportunities to enhance and provide additional rights of way through the sites to provide greater access to the GI assets. It would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects.</p>	

⁷⁶Kings Worthy Residents (February 2007) Kings Worthy and Abbots Worthy Village Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/kings-worthy-abbots-worthy-village-design-statement/>

⁷⁷District level assets are described in: Enfusion and Winchester City Council (September 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through an increase in employment during construction. None of the sites proposed, if developed, would result in the loss of existing employment land. Some of the larger sites could provide mixed used development such as 500 to provide additional services and business opportunities. Kings Worthy and Abbots Worthy have a high proportion of working families, the majority finding employment in Winchester, the Solent conurbation, Basingstoke and London. The villages provide a limited number of job opportunities, although many self-employed people work from a home base ⁷⁸ . Kings Worthy is also considered to have limited local facilities ⁷⁹ . Consideration should be given to creating a policy which would encourage business related development, in addition to housing. Kings Worthy could be considered to not have a defined village centre other than a few services		

⁷⁸Kings Worthy Residents (February 2007) Kings Worthy and Abbots Worthy Village Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/kings-worthy-abbots-worthy-village-design-statement/>

⁷⁹MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
		located on London Road within the Conservation Area. Greater opportunities exist for sites near London Road (2509, 2508 and 381) to provide additional employment and services to help create/reinforce the village centre, improving it's' vitality and viability and therefore the local economy.		
		Distances to employment areas are discussed under SA Objective 5.		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites are within 400 m of bus stops within Kings Worthy and as a result are likely to lead to major positive effects on this Objective. The Spring Stagecoach runs 7 days/week with reduced service on Sundays and in the evenings and during the day buses run every 20 minutes through the village⁸⁰. The buses provide transport to Winchester, New Alresford and to towns and villages further afield.</p> <p>In terms of access to other services and facilities including local employment, shops, healthcare and education facilities, the sites to the South-west and South-east are within 0 – 800m of these facilities and development at these sites would support this SA objective. Development of sites 2508, 2509 and 381 are likely to lead to major positive effects given their proximity (within 400 m) of most of the existing facilities. Site 2510 is likely to lead to major negative effects on this Objective given that it is over 1600 m from the majority of the existing facilities and services provided within Kings Worthy and it would be considered to be difficult provide mitigation for this site.</p> <p>It is likely that development at any of the site locations, will increase traffic on these roads, in particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording. In addition,</p>	<div>+</div> <div>+</div>	<div>--</div>

⁸⁰The Kings Worthy Parish Plan Steering Group (December 2011) The Kings Worthy Parish Plan. Online at http://www.theworthys.org.uk/OtherDocs/Parish_Plan_Report_Feb_2012.pdf [Accessed September 2013]

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
		<p>mitigation is provided policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. Currently, there are no cycle ways in Kings Worthy but development of the sites to the south adjoining the settlement boundary could provide a greater opportunity to develop a cycleway to link up with the one in Headbourne Worthy to provide greater cycling access to Winchester. Development of sites 2506 or 500 could provide opportunities to enhance and provide additional rights of way through the sites to provide greater access to the GI assets (please see SA Objective 2 for more details).</p> <p>Off-road parking for residential use has been identified as an issue in the Village⁸¹. Any development may worsen parking problems by bringing additional people into the area leading to permanent minor negative effects. All sites have the opportunity to provide off-street parking for new dwellings and businesses and mitigation is provided to a certain extent by policy CP10.</p>		
6	Health To improve the health	As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments ⁸² available for the community of Kings Worthy ⁸³ . Any increase in development will increase the need for allotments making the shortfall greater and therefore development at any		
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⁸¹Kings Worthy Residents (February 2007) Kings Worthy and Abbots Worthy Village Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/kings-worthy-abbots-worthy-village-design-statement/>

⁸²Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Kings Worthy.

⁸³Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Kings Worthy.

Kings Worthy			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329	
	and well-being of all	<p>of the sites is considered to have minor negative effects on health. However, all sites could provide the opportunity to provide additional allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites within and adjoining the settlement boundary to the south-west and south-east to improve accessibility (within 480m⁸⁴) to the existing households if they provide additional allotment space. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and open space and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health.</p> <p>It has been identified that healthcare facilities may be at capacity⁸⁵ and development at any of the sites could increase demand for these services and worsen the situation leading to long-term minor negative effects (without mitigation).</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15.</p>	

⁸⁴Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

⁸⁵Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2011]

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
7	Water To protect, enhance and manage water resources in a sustainable way	A very small part of site 500 falls within an area of medium to high flood risk zone (2 and/or 3) ⁸⁶ and it would be recommended that development would not be permitted in that part. In addition, all of the sites are located: on major aquifers which are all considered to be of high vulnerability and in groundwater source protection zones with sites 364, 365 and 2508 in zone 1, sites 2510, 329, part of 2506, 381 and 2509 in zone 2 and parts of site 500 being located in both zones 1 and 2. Short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas. All the sites, if developed, are considered to lead to major negative effects on water with development on sites 364, 365 and 2508 being of particularly high sensitivity. Mitigation is provided under CP17 – Flooding, Flood risk and the Water Environment which could reduce negative effects on these sites although this may be problematical and/ or expensive.		
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8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).		
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9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development; DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy.		
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⁸⁶Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	There are no International, national or local nature conservation designations on or adjacent to any of the development sites ⁸⁷ . Sites 329 and 2508 contain or partly contain BAP priority habitat of deciduous woodland ⁸⁸ . Development on these sites would have the potential to permanently destroy the habitats leading to minor long-term negative effects on biodiversity. Development of these sites could also increase habitat fragmentation. However, site 329 covers existing housing/gardens and it is recommended that a survey should be undertaken to determine the continued presence of BAP habitat. There are opportunities to link and create greater access to BAP habitats adjacent to sites 2506, 364, 365 and 500 through creation of new habitat on these sites. The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided		

⁸⁷Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

⁸⁸Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
		by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by CP16.		
12	Heritage To protect and enhance built and cultural heritage	<p>Only one site (381) is located within the Kings Worthy conservation area with sites 2508 adjacent to it and site 365 is adjacent to the Abbots Worthy Conservation Area. Sites 381 and 2508 are also located within a County designated historic park. The development of these sites could have the potential to affect the character and appearance of the conservation area if developed⁸⁹. In addition, sites 2508 and 365 have the potential to affect the settings of listed buildings adjacent to their boundaries if developed⁹⁰. Any new development on these sites could erode the historic character of the area leading to long-term minor negative effects. Furthermore, the potential for archaeology assets on all other sites is unknown at this stage although given the rich heritage of the area, the potential is likely to be high on all sites (in particular on sites closest to the centre and the scheduled monument). Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to neutral.</p> <p>The northern part of site 500 is designated as a scheduled monument and it would be recommended that this part of the site is removed from the development otherwise this would present an absolute constraint. Given the presence of the scheduled monument on this site it is likely that there will be archaeology present on other parts of the site and potentially on sites 2506 and the undeveloped part of 329. It would be recommended that it should be a requirement of the site allocation policy for sites 500, 2506 and 329 to include the need to carry out an archaeological investigation prior to development.</p>	0	x

⁸⁹ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2011]

⁹⁰ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed September 2013]

Kings Worthy				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>A few of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including 365, 364, 500 and 2508⁹¹. This could lead to major long-term negative effects on soils. Furthermore, all of the sites are situated within a Groundwater and Eutrophic Nitrate Vulnerable Zone (NVZ). There are no known mineral reserves under any of the sites proposed⁹².</p> <p>The majority of the sites are located on Greenfield land outside of the settlement boundary except for sites 381, 2509 and part of 329. Development on greenfield land could be detrimental to Kings Worthy's' landscape character areas of North Itchen Downs (for areas to the east and north-east), Wonston Downs (areas to the west and north) and Upper Itchen Valley (areas to south)⁹³. In addition, the sites outside of the settlement boundary to the south and east are considered to be highly sensitive to development⁹⁴ and are within a settlement gap as defined by policy CP18 of the Local Plan Part 1 and that they may damage important views in and across Kings Worthy⁹⁵. Development of these sites could have major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of the Kings Worthy and Abbots Worthy.</p>		
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⁹¹Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

⁹²Winchester City Council (2012) Local Plan Part 1 – Proposals Map – Minerals and Waste Sites. Online at <http://www.winchester.gov.uk/planning-policy> [Accessed September 2013]

⁹³Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [Accessed September 2013]

⁹⁴Winchester City Council (2013) Landscape Appraisal: Kings Worthy DRAFT

⁹⁵Kings Worthy Residents (February 2007) Kings Worthy and Abbots Worthy Village Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/kings-worthy-abbots-worthy-village-design-statement/>

⁹⁶Kings Worth Residents (February 2007) Kings Worthy and Abbots Worthy Village Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/kings-worthy-abbots-worthy-village-design-statement/> [Accessed September 2013]

Kings Worthy			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329	
		Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and vision.	
15	Pollution Minimise local and global sources of pollution	<p>None of the sites are in or adjacent to an AQMA or overhead power cables. All the sites are located in water sensitive areas, in particular, sites 364, 365 and 2508 (see SA Objective No. 7) and therefore these sites are considered to be more vulnerable to pollution resulting from development.</p> <p>In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. However, sites 500 and 2506 are adjacent to a historic landfill site and therefore there could be a higher chance of encountering contaminants.</p> <p>Sites 500 and 2506 are adjacent to the main railway line and the A34 therefore there could be potential noise issues negatively affecting new residential development. It would be recommended that part of the sites to the west next to the railway line is set aside for GI which will benefit infrastructure and biodiversity as well as providing mitigation for noise.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.</p>	-
Summary of Key Negative and Positive Effects for Sustainable Development: The assessment has found that the sites located in the southern half of Kings Worthy and sites within the settlement boundary are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design); and Health (opportunity			

Kings Worthy	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329
<p>to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution; and Health (lack of allotment provision, healthcare facilities and short-term construction effects). Neutral effects were identified for the majority of sites (except for 500) for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects. Furthermore, uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.</p> <p>Key Negative Effects:</p> <p>The northern part of site 500 is designated as a scheduled monument and this would present an absolute constraint unless it is excluded from the development.</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <p>Building Communities – Site 2510 given its remoteness from the existing community facilities.</p> <ul style="list-style-type: none"> Water - All the sites as they are located in one or more of the following: in medium to high flood risk zones; on major aquifers with high or intermediate vulnerability; and in a groundwater source protection zone. Landscape and Soils – Major effects have been identified because they are located within a settlement Gap and/ or loss of high grade agricultural land. Sites: outside of the settlement boundary to the south and east including 365, 364, 500 and 2508. Transport – cumulative effects if all sites are taken forward. <p>Key Positive Effects:</p> <p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> Building Communities – Sites 381, 2508, 2509 and part of 329. Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. Transport – All sites in terms of access to public transport and sites 381, 2508 and 2509 due to proximity to existing service and facilities. 	

Kings Worthy	
Sustainability Objective	Assessment of Effects
	<p>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</p> <p>Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329</p>
<ul style="list-style-type: none"> Landscape and Soils – The Brownfield sites: 2509, 381 and part of 329 <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> A very small part of site 500 falls within an area of medium to high flood risk zone and it would be recommended that development would not be permitted in that part if the site is taken forward. There are opportunities to link and create greater access to BAP habitats/ GI assets adjacent to sites 2506, 364, 365 and 500 through creation of new habitat on these sites which could lead to major positive effect. In addition, development of both site 2506 and site 500 could provide opportunities to enhance and provide additional rights of way through the sites to provide greater access to the GI assets. If sites 500 and 2506 are taken forward, it would be recommended that part of the sites to the west next to the railway line is set aside for GI which will benefit infrastructure and biodiversity as well as providing mitigation for noise. It would be recommended that development of any of the sites should include provision of new open space including allotments. This would lead to positive effects on Health and also Infrastructure. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to GI on and around them should be included. This would increase the certainty of positive effects on Infrastructure. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. If sites 2508, 500 and 329 are taken forward, it would be recommended that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified. The northern part of site 500 is designated as a scheduled monument and it would be recommended that this part of the site is removed from the development if taken forward; otherwise this would present an absolute constraint. It would be recommended that it should be a requirement of the site allocation policy for sites 500, 2506 and 329 to include the need to carry out an archaeological investigation prior to development. This would prevent any negative effects. For site 329 it is recommended that a survey should be undertaken to determine the continued presence of BAP habitat. 	

Kings Worthy	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329
<ul style="list-style-type: none"> There are opportunities to link and create greater access to BAP habitats adjacent to sites 2506, 364, 365 and 500 through creation of new habitat on these sites which could improve the certainty of positive effects on Biodiversity. 	

New Alresford				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>All sites have the potential to be developed to meet the requirements of MTRA1.</p> <p>The Brownfield sites including 2535, 2534, 2533 and 2123 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>New Alresford is considered to have a good range of community facilities with 60 retail units is considered to have a reasonable range of shops⁹⁷. It is anticipated that any increase in development around the town could accommodate an increase in demand for local service and community facilities. All sites could provide space for additional facilities, which could give rise to minor long-term positive effects on communities. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (the northern half of 277, 2533, 2532, 2552, 2534, 2535, 276 and 2123) to have access to existing and could provide additional facilities which would be easily accessible (between 0 - 800 m) to the existing community in New Alresford. Development at these sites could lead to positive effects. Sites 2408, 2553 and 1927 are considered to have relatively poor access to most services and facilities (800 – 1600 m) and their development could lead to minor negative effects for this Objective.</p>		<div><div>+</div><div>+</div><div>-</div></div>

⁹⁷ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

New Alresford				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
		Distances to services are discussed under SA Objective 5.		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective. Shortfalls have been identified for all types of open space including: Allotments; Equipped Children's & Young People's Space; Informal Green Space; Natural Green Space and Parks and Recreation Grounds ⁹⁸ . These shortfalls in open space have also been identified in the New Alresford Town Council's Recreation and Open Spaces Assessments Needs Report (2013) ⁹⁹ . Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have minor negative effects. The sports and recreation facilities are also used by the surrounding parishes including Bishops Sutton and Bighton ¹⁰⁰ . However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards, preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. The nature of the effect could be changed to positive if a requirement to provide open space on the sites is		
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⁹⁸ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: New Alresford.

⁹⁹ New Alresford Town Council (May 2013) Needs Assessment Group on Recreation and Open Space in Alresford Report. Online at [http://www.newalresfordtc.org.uk/pdf/~\\$eds%20-%20Open%20Spaces%20and%20Recreation%20Report%20V2.0%20\(4\).pdf](http://www.newalresfordtc.org.uk/pdf/~$eds%20-%20Open%20Spaces%20and%20Recreation%20Report%20V2.0%20(4).pdf) [Accessed September 2013]

¹⁰⁰ Winchester City Council (2013/14) Winchester District Open Space Strategy. Online at <http://www.winchester.gov.uk/planning/open-space-development/open-space-strategy-2013-14/> [Accessed September 2013]

New Alresford			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123	
		<p>included in the relevant site allocation policy wording.</p> <p>The Winchester district Open Space Strategy (2013/14) identified a need for a new rugby pitch in New Alresford to serve not only the town but the outlying parishes as well and the site that has been bought and allocated in the Local Plan is site 2552. Unless an alternative can be found, development of this site for new housing and/ or employment would lead to major negative effects on infrastructure despite the over provision of sports ground in the town.</p> <p>New Alresford has a number of District level strategic Green Infrastructure (GI) Assets¹⁰¹ including: a good public right of way network; open space for example sports and recreation ground and open space, allotments and parks (as specified in CP7); a SSSI; an SAC; Blue corridors to the North and West of the Settlement; being a gateway to the South Downs National Park; and a number of SINC's to the south of the settlement. Development at any of the sites would not result in the loss of any District level GI assets. The majority the sites except for 2532, 2408 and 2553, offer good opportunities to enhance existing GI Assets (as required by Policy 15) given their close proximity which could lead to minor positive effects. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects.</p>	
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 – Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and	++

¹⁰¹ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

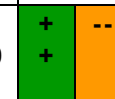
New Alresford				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
		Principles.		
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through increase in employment during construction. Some of the larger sites could provide mixed used development such as 277 and 1927 to provide additional services and business opportunities which are lacking in the south of the settlement.</p> <p>Only two sites currently provide employment (1966 and 2123)¹⁰² although given the level of employment on each site there are likely to be only minor negative effects from their loss.</p> <p>New Alresford is considered to have a good range of community facilities and with 60 retail units is considered to have a reasonable range of shops¹⁰³. However, the following economic challenges have been identified: attracting tourism; supporting the mix of small independent businesses and retailers; and encouraging a wide variety of new enterprises¹⁰⁴. Policies MTRA1, MTRA2 and CP8 will help address the issues identified. In addition, the Needs Assessment Group on Employment and the Local Economy in Alresford have produced a report which sets out recommendations to</p>	?	+

¹⁰² Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/>. [Accessed September 2013]

¹⁰³ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/>. [Accessed September 2013]

¹⁰⁴ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/>. [Accessed September 2013]

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Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
		<p>ensure there are good opportunities for business and employment over the next 20 years and beyond¹⁰⁵. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (the northern half of 2534, 2535 and 2123) to help implement the recommendations and also to reinforce the town centre use improving it's' vitality and viability. Development of these sites is likely to lead to minor positive effects in both the medium and long terms.</p> <p>Distances to employment areas are discussed under SA Objective 5.</p>		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (except for 2533) are within a short walking distance (0 - 400m) of bus stops within New Alresford and the bus provides a regular service (Mondays to Fridays (approximately 6.00 am – 7.30 pm) and Sundays and Saturdays) to Winchester, Alton, Petersfield, Southampton and other villages and towns every 30-40 minutes. Development at any of the sites above is likely to lead to major long-term positive effects on Transport. Site 2533 is within 400 – 800 m to a bus stop and is therefore also likely to realize positive effects although these will be minor in magnitude.</p> <p>In terms of access to other services and facilities including local employment, shops, healthcare and education facilities, the sites to the North including the northern part of site 277 are within 0 – 800m of most these facilities and development at these sites would lead to minor positive effects this SA objective. The sites to the South and West have much poor access with the all the sites being between 800 – 1600m away from the majority of services and facilities in the town. Developing the sites to the South and West could lead to minor negative effects in the long-term for Transport.</p> <p>There may be moderate issues with access to sites 276 and 278 and development could lead to minor negative effects.</p>		



¹⁰⁵ New Alresford Town Council (May 2013) Needs Assessment Group on Employment and the Local Economy in Alresford Full report of recommendations & evidence. Online at <http://www.newalresfordtc.org.uk/pdf/Final%20Full%20Report%20on%20Employment%20Needs.pdf> [Accessed September 2013]

New Alresford				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
		<p>It is likely that development at any of the site locations will increase traffic on these roads, particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling.</p> <p>Parking in 2008 had been identified as an issue in the centre¹⁰⁶ and this has since been confirmed by a 2013 Report produced by New Alresford Town Council¹⁰⁷. Any development may worsen parking problems by bringing additional people into the area leading to permanent minor negative effects. Again, mitigation is provided to a certain extent by policy CP10. Site 2123 could provide an opportunity to create additional car parking spaces which could help alleviate parking issues in the centre.</p>		
6	Health To improve the health	As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments ¹⁰⁸ available for the community of New Alresford ¹⁰⁹ . Any increase in development will increase the need for allotments making the shortfall greater and therefore is considered to have		
			-	+

¹⁰⁶ Residents of the Town of New Alresford (April 2008) New Alresford Town Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/alresford-town-design-statement-adopted/> [Accessed September 2013]

¹⁰⁷ New Alresford Town Council (May 2013) Needs Assessment Group on Infrastructure in Alresford Report. Online at <http://www.newalresfordtc.org.uk/pdf/Infrastructure%20Needs-1.pdf> [Accessed September 2013]

¹⁰⁸ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: New Alresford.

¹⁰⁹ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: New Alresford.

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Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123	
	and well-being of all	<p>minor negative effects on health. However, all sites could provide the opportunity to provide additional allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites within and adjoining the settlement boundary to the north and east to improve accessibility (within 480m¹¹⁰) to the existing households if they provide additional allotment space. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health.</p> <p>Development of any of the sites will generate noise, light and dust, in particular during construction, and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15.</p> <p>Site 1966 is in a Radon Gas Class 3 area which could mean that it could have long-term negative effects on health unless mitigation is put in place.</p>	

¹¹⁰ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

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		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
7	Water To protect, enhance and manage water resources in a sustainable way	Site 276 falls partly within an area of medium to high flood risk zone (2 and/or 3) ¹¹¹ and it is considered that development as proposed here could lead to major long-term negative effects on water. In addition, all of the sites are located on major aquifers which are considered to be of high vulnerability except for site 2532 which is considered to be of intermediate vulnerability ¹¹² . Sites 2553, 1927, 1966 and part of sites 276, 2533 and 277 are also in a groundwater source protection zone (zones 1 and 2) ¹¹³ . All the sites which are located; in medium to high flood risk zones; on major aquifers with high or intermediate vulnerability; and in a groundwater source protection zone are considered to have major negative effects on water. Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17.		
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).		
9	Climate Change To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and		

¹¹¹ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

¹¹² Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

¹¹³ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

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		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).		
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	There are no International, national or local nature conservation designations on any of the development sites ¹¹⁴ . Sites 1927 and 2408 are directly adjacent the River Itchen SSSI/ SAC and site 2533 is adjacent to the Alresford Pond SSSI. In addition, the ecological quality of the river is considered to be moderate at present and it is not expected to require assessment in the future ¹¹⁵ . Therefore there could be potential for negative indirect effects through noise, light and surface water pollution pressure during the short-term (during construction) and in the long-term. Furthermore, if all sites are developed this could increase recreational pressure on these assets. It is expected that mitigation provided by Policy CP16 will reduce any potential negative effects identified.		

¹¹⁴ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹¹⁵ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

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		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
		<p>Sites 2553 and 2532 contain or partly contain BAP priority habitat of deciduous woodland¹¹⁶. Development on these sites would have the potential to permanently destroy the habitats leading to minor long-term negative effects on biodiversity. Development of these sites could also increase habitat fragmentation.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by CP16.</p>		
12	Heritage To protect and enhance built and cultural heritage	Only one site (2123) is located within the New Alresford conservation area with sites 276, 2535 and 2534 located within close proximity. The development of these sites could have the potential to affect the character and appearance of the conservation area if developed ¹¹⁷ . In addition, sites 2533 and 2123 have the potential to affect listed buildings adjacent to their boundaries if developed ¹¹⁸ . Furthermore, the potential for archaeology assets are unknown at this stage although given the rich heritage of the area, the potential is likely to be high on all sites (in particular on sites closest to the centre and the scheduled monument). Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to neutral.		

¹¹⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹¹⁷ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2013]

¹¹⁸ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed September 2013]

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		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
		<p>Sites 2552 and 2532 have been designated by Hampshire County Council as part of a historic park and development on these sites would result in minor negative effects.</p> <p>If taken forward, specific requirements to enhance heritage features could be put in place for sites 276, 2535, 2533, 2123 and 2534 which either contain or are in close proximity to heritage assets and this would lead to minor positive residual effects on the Heritage.</p>		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>A few of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including 277¹¹⁹ and 1927¹²⁰. This could lead to major long-term negative effects on soils. Furthermore, all of the sites are situated within a Groundwater Nitrate Vulnerable Zone (NVZ).</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under sites 276, 278, 1927 and 2408¹²¹. These are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>The sites which are located on Greenfield land outside of the settlement boundary include: 277; 1927; part of 2553; 2408; 2532; 278; 276 and 2552. Development on this land could be detrimental</p>		

¹¹⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹²⁰ Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/> [Accessed September 2013]

¹²¹ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#) [Accessed Aug 2013]

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		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123	
		<p>to New Alresford's landscape character areas of the Upper Itchen Valley (for areas to the north and west)) and Bramdean Woodlands (area to east and south of Sun Lane)¹²². Sites 277 (centre), 1927 (south looking north), 2532 (looking north) have been identified as containing or being part of important views in and across New Alresford¹²³ and any development could have a negative effect on these views.</p> <p>In addition, sites 1927, 2408, 2532, 2552, 278, and 276 contain key landscape types of parkland, river valley floor and river valley side¹²⁴ which may be harmed if the sites were developed. In addition, sites 278 and 2408 are considered to be sensitive to development in terms of: its' landscape context (part of the Arle river valley floor); its character (low lying area of wetland meadow); and housing important views from Wayfarers Walk and views to Alrebury park¹²⁵. Furthermore, Site 1927 is considered to be highly sensitive¹²⁶. As a result, any development of the above sites could lead to minor negative effects on landscape.</p> <p>Only one site (2553) contains trees with tree preservation orders and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if this site is to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would</p>	

¹²² Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [Accessed September 2013]

¹²³ Residents of the Town of New Alresford (April 2008) New Alresford Town Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/alresford-town-design-statement-adopted/> [Accessed September 2013]

¹²⁴ Residents of the Town of New Alresford (April 2008) New Alresford Town Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/alresford-town-design-statement-adopted/> [Accessed September 2013]

¹²⁵ Winchester City Council (2013) Landscape Appraisal: New Alresford

¹²⁶ Winchester City Council (2013) Landscape Appraisal: New Alresford

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		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
		<p>prevent the negative effects on landscape identified.</p> <p>The following sites 2535, 2534 and 2123 are located on Brownfield land within the settlement boundary and have fewer landscape constraints than the other areas and therefore they are considered to be less sensitive than other location in terms of impact on the setting of New Alresford. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p>		
14	Built Environment To secure high standards of design	<p>The following sets out the sites which if developed as proposed would not meet the guidelines set out in the New Alresford Town Design Statement and lead to minor negative effects:</p> <ul style="list-style-type: none"> Sites 277, 1927, 2532 have been identified as containing or being part of important views in and across New Alresford¹²⁷ and development here could damage the views and therefore not meet the requirement in L1. Site 1927 has the St' Swithun's way cutting across the south of the site and development here could affect the views from the footpath and therefore not meet the requirement in L2. <p>With the exception of the above, it is expected that all the guidelines set out in the Town Design Statement can be met by the majority of sites.</p> <p>All sites can partly achieve this SA objective through meeting the requirements set out in: the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and vision.</p>		
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¹²⁷ Residents of the Town of New Alresford (April 2008) New Alresford Town Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/alresford-town-design-statement-adopted/> [Accessed September 2013]

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		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123		
15	Pollution Minimise local and global sources of pollution	<p>None of the sites are in or adjacent to an AQMA or overhead power cables. All the sites which are located: in medium to high flood risk zones; on major aquifers with high or intermediate vulnerability; and/ or in a groundwater source protection zone (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development.</p> <p>In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. However, sites 2535, 276 and 2534 may have potential issues with pollutants given that the Dean contains oil and grease drainage tanks - one near the old gas works and that here have also been problems with the storm drains near the river and there are underground petrol storage tanks at the bottom of West Street¹²⁸.</p> <p>Sites 1966 and 277 are adjacent to the A31 and the northern part of 277 is adjacent to a railway. As a result there could be air quality and noise issues at the sites leading to minor negative effects on Pollution as well as Health. It would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.</p>		
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¹²⁸ Residents of the Town of New Alresford (April 2008) New Alresford Town Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/alresford-town-design-statement-adopted/> [Accessed September 2013]

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	Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites to the East of New Alresford and within the settlement boundary are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Green Infrastructure; Sustainable Construction; Built Environment (high quality design); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic and parking); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects); and Water. Neutral effects were identified for the majority of sites (except for 2552) for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects. Furthermore, uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.</p> <p>Key Negative Effects:</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Infrastructure – Site 2552 as it will result in the direct loss of a sports pitch. ■ Water - All the sites as they are located in one or more of the flowing; in medium to high flood risk zones; on major aquifers with high or intermediate vulnerability; and in a groundwater source protection zone. ■ Landscape and Soils – Major effects have been identified because of the presence of minerals and/ or loss of high grade agricultural land. Sites: 277; 1927; 276; 278; and 2408. <p>Key Positive Effects:</p> <p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities – The Brownfield sites: 2535, 2534, 2533 and 2123. ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. 	

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	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123
<ul style="list-style-type: none"> Transport – All sites except for 2533 in terms of access to public transport. Landscape and Soils – The Brownfield sites: 2535, 2534 and 2123. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> It would be recommended that development of any of the sites should include provision of new open space including allotments. This would lead to positive effects on Health and also Infrastructure. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to GI on and around them should be included. This would increase the certainty of positive effects on Infrastructure. For sites 1966 and 277, given that they are in close proximity to the A31 and/or a railway line, it would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out. This will address potential negative effects on Health and Pollution. To help address the identified economic challenges, consideration should be given to creating a policy which would encourage tourism and business related development, in addition to housing. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. Part of site 2552 has been designated by Hampshire County Council as a historic park and it would be recommended that the part which is covered by the historic park is excluded from the development. This would reduce the negative effects identified on Heritage. If site 2553 is taken forward, it would be recommended that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified. If taken forward, specific requirements to enhance heritage features could be put in place for sites 276, 2535, 2533, 2123 and 2534 which either contain or are in close proximity to heritage assets and this would lead to minor positive residual effects on the Heritage. 	

Swanmore				
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		Site Refs: 2453, 1876, 2514, 2513, 2563, 2458, 2001, 2447, 2463, 2412, 340, 2464, 2505, 1751, 1836, 2482, 429, 2449, 2515, 2443, 466, 2473, 2593		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including 2463, 1751 and 2473 (in part) should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policies MTRA1 and MRTA2 are applicable to the sites at Swanmore. The sites to the North-west, West and South outside the settlement boundary are within a settlement gap (340, 429, 2412, 2443, 2449, 2464, 2505, 2593 and 2515) as defined by policy CP18 of the Local Plan Part 1. Development of these sites would result in coalescence between the settlements Bishop's Waltham, Waltham Chase and Shirrell Heath. All sites outside of the settlement boundary to the North of Swanmore Road, Church Road and Chapel Road are located within the South Downs National Park (sites 2453, 1876, part of 2513, 2458, 2447 (in part) and 2563). Development of these sites is unlikely to support MRTA2 which requires that Development should protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park. Mitigation is provided to a certain extent by MTRA2 with the requirement that development will need to be an appropriate scale and design although it is considered that development of these sites would lead to minor negative effects.</p> <p>Swanmore Village Plan identified some issues with anti-social behavior (littering and loitering youths), vandalism and graffiti and noise late at night from neighbours and the pubs. A reason for</p>	-	+

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		<p>this may be partly due to a lack of facilities for young people aged between 14 and 18 years¹²⁹. Development of any of the sites could increase the deficit of facilities leading to minor long-term negative effects. It would be recommended that any development should take account of the good practice guidance such as 'Safer Places: The Planning System and Crime Prevention (2004)' and that larger development should provide adequate waste facilities and where appropriate youth facilities.</p> <p>Existing services and facilities in the village are considered to be good with a number of shops, schools, pubs and community facilities such as churches and community halls¹³⁰. Most sites have the potential to provide space for additional facilities in particular for young people leading to minor long-term positive effects on communities. Greater opportunities exist for the sites adjoining the settlement boundary to provide facilities which would be easily accessible (within 800 m) to the existing community in Swanmore. Sites 2514, 2513, 1876 and 2458 are the closest to the village centre (0 to 400 m) and as a result their development could lead to major positive effects. Sites 2453 and 2412 are more remote (between 800 and 1600m) from the existing community and from existing facilities compared with other sites and their development could lead to minor negative effects.</p> <p>Distances to services are discussed under SA Objective 5.</p>		
2	Infrastructure	All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy		
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¹²⁹ The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

¹³⁰ The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

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	To provide for the timely delivery of infrastructure suitable to meet community needs	<p>and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective.</p> <p>None of the sites will result in the loss of open space in Swanmore; shortfalls have been identified for four types of open space including: Allotments; Equipped Children's & Young People's Space; Informal Green Space; and parks and Recreation Grounds. Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. However, CP7 requires that 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 offsite improvements. This should reduce negative effects to minor. However, sites 2412 and 2453 are considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the allocation policy wording.</p> <p>Development of site 1836 would result in the loss of a 2.54 ha sports ground. This sports ground is not publically accessible and therefore is not classed as public open space. In addition, there is a surplus of publically accessible sports grounds in Swanmore (+1.71 ha).</p> <p>Swanmore has a number of District level strategic Green Infrastructure (GI) Assets¹³¹ including: the Allan Kings Way public right of way; informal green space; sports and recreation ground and open space (as specified in CP7); and 3 SINC. There is one site (2464) which would result in the direct loss of District level GI (a SINC) if developed, leading to major negative effects on infrastructure.</p>	

¹³¹ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

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		<p>Most of the other sites to the south of Swanmore offer greater opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets mentioned above. Furthermore, the Allan King's Way public right of way (PRoW) runs along the boundary of sites 2505, 2464, 2593 and 340 and development of these sites could provide opportunity to enhance the PRoW by creating safer and/or additional routes through the sites to encourage greater and safe access from and to the village. If this was requirement of the allocation policy it could lead to minor positive effects on Infrastructure.</p> <p>It would be recommended that for all the sites, specific requirements should be included in their allocation wording to enhance and improve access to GI on and around them. This will increase the certainty of positive effects.</p>		
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		++
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is not known at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through increase in employment during construction. None of the site will result in the loss of existing employment land. Some of the larger sites could provide mixed used development including 2513, 2515, 429, 1836, 2505 and 340.</p> <p>The centre of the village is located to the north of the village on Church road/ new road cross roads. This is where the majority of the shops and services are located. Development of site 2514</p>		? +

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		<p>could provide the opportunity to improve and expand the village centre providing additional retail facilities and potentially new premises to support small businesses as well as parking which had been identified as an issue¹³². The sites adjoining the settlement boundary to the north East and West are close to the village centre and their development would reinforce the village centre use improving its' vitality and viability and therefore the local economy. Development of sites in particular to the south, given their proximity to Waltham Chase may result in the community using the facilities there instead of Swanmore.</p> <p>Distances to employment areas are discussed under SA Objective 5.</p>		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (except for 2453 and 2412) are within walking distance (0 – 400 m) of bus stops within Swanmore and the bus provides a regular service (Mondays to Fridays (approximately 7.00 am – 6.15 pm) and Saturdays) to Winchester, Fareham, Petersfield and other villages and towns every 60 minutes. Development at these sites could lead to major positive effects on Transport. Sites 2453 and 2412 are within a walking distance of between 400 – 800 m and their development could lead to minor positive effects.</p> <p>As stated under the SA Objective 6, there are no primary health care or chemist facilities and that there is a reliance on the facilities provided by the nearby towns of Bishops Waltham and Wickham¹³³. Any increase in housing development would be expected to increase this out-commuting for the public to gain access to these facilities. Development on all the sites is likely to lead to minor negative effects.</p> <p>In terms of access (walking distance) to other services and facilities including local employment, shops, and education facilities, the majority of the sites are within walking distance of these facilities and development at these sites would support this SA objective. Two sites (2412 and 2563)</p>		



¹³² The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

¹³³ The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

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		<p>are quite remote from the village centre and other facilities (generally over 800 m in most cases but under 1600 m) and creating better access to these sites could be problematical and/ or expensive and the majority of the established community of Swanmore would not easily be able to access within walking distance these facilities if developed.</p> <p>Swanmore is characterised by a low lying undulating landscape which rises steadily to the north and therefore typography of the land is not considered to be an issue with regard to access.</p> <p>It is likely that development at any of the site locations, will increase traffic on these roads, in particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording. In addition, mitigation is provided policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. Currently, there are no cycle ways in Swanmore but development of the sites along Swanmore Road and Lower Chase Road could provide a greater opportunity to develop and encourage cycling to improve connectivity to Bishop's Waltham and Waltham Chase.</p> <p>Parking has been identified as an issue in the village in particularly down Church Road, Dodds Lane, Chapel Road, New Road and Vicarage Lane during School drop off and pick up times¹³⁴. Any development may worsen parking problems by bringing additional people into the area leading to permanent minor negative effects. Again, mitigation is provided to a certain extent by policy CP10. Site 2514 could provide an opportunity to create additional car parking spaces or a safe dropping off zone for parents making use of the primary school adjacent which could help</p>	

¹³⁴ The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

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		alleviate parking issues along Church Road, Chapel Road and Dodds Lane.		
6	Health To improve the health and well-being of all	As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments ¹³⁵ available for the community of Swanmore. With regard to allotments, there are none located within the village and the nearest land is located 1.5 km away at Shirrell Heath ¹³⁶ . Any increase in development will increase the need for allotments making the shortfall greater and therefore is considered to have minor negative effects on health. However, all sites could provide the opportunity to provide allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites adjoining the settlement boundary to improve accessibility (within 480m ¹³⁷) to the existing households in Swanmore if they provide additional allotment space. It would be recommended that development of any of the sites should include provision of new open space allotments. This would lead to positive effects on Health and also Infrastructure.		
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¹³⁵ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Swanmore.

¹³⁶ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Swanmore.

¹³⁷ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

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		<p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p> <p>It has been identified that there are no primary healthcare or chemist facilities and that there is a reliance on the facilities provided by the nearby towns of Bishops Waltham and Wickham¹³⁸. Development on any of the sites will increase demand for healthcare facilities, therefore leading to minor long-term negative effects unless provision can be made.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health. The sites to South of Swanmore offer greater opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15.</p>		
7	Water	Sites 2505, 2593, 2464 and 340 partly fall within an area of medium to high flood risk zone (2 and/or 3) ¹³⁹ and it is considered that development here could lead to major long-term negative effects		
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¹³⁸ The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

¹³⁹ Environment Agency (2013) Maps. Online at ([http](http://maps.environment-agency.gov.uk))\maps.environment-agency.gov.uk [accessed September 2013]

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	To protect, enhance and manage water resources in a sustainable way	<p>on water. In addition, the following sites are located on major aquifers with sites 2513, 466, 2473, 1876 being located on aquifers of high vulnerability and site 2563 being located on an aquifer of intermediate vulnerability¹⁴⁰. Moreover, all sites are expected to generate short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas.</p> <p>All the sites which are located in medium to high flood risk zones and on major aquifers with high or intermediate vulnerability are considered to have major negative effects on water. All other sites are considered to have minor negative effects on water and it is expected that the mitigation provided to a certain extent under CP17 – Flooding, Flood risk and the Water Environment will help reduce negative effects.</p>	
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	+
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+

¹⁴⁰ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

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10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International nature conservation designations on or adjacent to the development sites¹⁴¹. The Waltham Chase Meadows SSSI and the Moors, Bishop's Waltham Local Nature Reserve and SSSI are located within 200 m from site 2515. Therefore there could be potential for negative indirect effects through noise, light and surface water pollution pressure during the short-term (during construction) and in the long-term. Furthermore, if all sites are developed this could increase recreational pressure on these assets leading to minor negative long-term effects. However, given site 2515's proximity to designated habitats and with BAP habitats being present in between, there could be opportunities to provide greater connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects.</p> <p>In addition, the ecological quality of the Hamble River to the South of the settlement is considered to be good at present and it is not expected to require assessment in the future¹⁴². Development near to the River could have the potential to negatively affect its ecological quality. However, the mitigation provided by CP16 and CP17 is expected to prevent any negative effects.</p> <p>The majority of the Greenfield sites consist of a field pattern of arable and pasture fields with a</p>		

¹⁴¹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹⁴² Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

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		<p>network of hedgerows which have been identified as providing good wildlife corridors, especially when linked with ancient woodland.¹⁴³ Site 2453 is recorded in the national Inventory of Woodland and Tree as having young tree on the site. Loss of these corridors and watercourse habitats could lead to minor negative effects on biodiversity or even major ones depending on the presence of protected species. It would be recommended that the hedgerows on all sites should be protected from development through providing GI buffers and this will lead to minor positive effects on this SA Objective as well as Infrastructure and Landscape.</p> <p>A number of the sites (2464, 2505, and 429) contain or partly contain BAP priority habitats including: floodplain grazing marsh; lowland meadows; and traditional orchards¹⁴⁴. Site 2464 is also designated as a SINC. Development on these sites would have the potential to permanently destroy the habitats leading to minor long-term negative effects on biodiversity. Moreover if all the sites mentioned above were developed, this could lead to minor negative cumulative effects on biodiversity. The sites could be reduced to exclude the BAP priority habitats or the SINCs but there still could be indirect effects through noise, light and surface water pollution as well as increased recreational pressure (given the small size of the sites). Development of these sites could also increase habitat fragmentation.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by</p>	

¹⁴³ Winchester City Council (2013) Landscape Appraisal: Swanmore.

¹⁴⁴ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

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		CP16.		
12	Heritage To protect and enhance built and cultural heritage	There are no conservation areas or scheduled monuments on or adjacent to the allocation sites ¹⁴⁵ . There are three listed buildings within the settlement boundary ¹⁴⁶ with a few scattered around the edges. The following sites could have the potential to affect the setting of listed buildings as a result of their close proximity: 2563, 2447 and 2453. In addition, the potential for archaeology assets is unknown at this stage. Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. With reference to the above effects on heritage are anticipated to be neutral.	0	
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	A few of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including: 1876; 2447; 2458; and 2463 ¹⁴⁷ . This could lead to major long-term negative effects on soils. Furthermore, all the sites are situated with a Eutrophic and Groundwater Nitrate Vulnerable Zone (NVZ). There are no known mineral reserves under any of the sites proposed ¹⁴⁸ . Most sites outside of the settlement boundary to the North of Swanmore Road, Church Road and Chapel Road are located within the South Downs National Park (sites 2453, 1876, part of 2513, 2458, part of 2447 and 2563) ¹⁴⁹ . Development here could be detrimental to the purposes of the National Park if developed as proposed which could lead to major long-term negative effects.	--	+

¹⁴⁵ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed September 2013]

¹⁴⁶ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2013]

¹⁴⁷ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹⁴⁸ Winchester City Council (2012) Local Plan Part 1 – Proposals Map – Minerals and Waste Sites. Online at <http://www.winchester.gov.uk/planning-policy> [Accessed September 2013]

¹⁴⁹ Natural England (2009) South Downs national Park Designation Confirmation. Online at http://www.naturalengland.org.uk/Images/map-46_tcm6-14912.pdf [Accessed September 2013]

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		Site Refs: 2453, 1876, 2514, 2513, 2563, 2458, 2001, 2447, 2463, 2412, 340, 2464, 2505, 1751, 1836, 2482, 429, 2449, 2515, 2443, 466, 2473, 2593	
		<p>The majority of the sites are located on Greenfield land outside of the settlement boundary and development on this land could be detrimental to Swanmore's landscape character areas of: South Winchester Downs (north and east); Shedfield Heathlands (south and west); and Durley Claylands (north)¹⁵⁰. In particular, Greenfield sites which do not adjoin the settlement boundary, for example 2453, 2563 and 2412 could be considered to lead greater negative effects on landscape and soils than other Greenfield sites. The sites to North-west, West and South (outside of the settlement boundary) are considered to be sensitive to development¹⁵¹ given that they are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites could have major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of Swanmore and other villages including, Bishop's Waltham, Waltham Chase and Shirrell Heath. In addition, the development on these sites could be reduced and more GI incorporated to blend or soften any new development in the settlement gap which may reduce the magnitude of the negative effects on landscape down to minor. Large Greenfield developments of more than 30 houses were not found to be popular with local residents in a survey conducted in 2009 and 2010¹⁵².</p> <p>Sites 340, 2458 and 2513 contain trees with tree preservation orders and if developed there is a chance that these could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites were developed, that there should be a requirement under policy to retain trees covered by TPOs.</p> <p>The following sites 2463, 1751 and 2473 (in part) are located on Brownfield land which is considered</p>	

¹⁵⁰ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [Accessed September 2013]

¹⁵¹ Winchester City Council (2013) Landscape Appraisal: Swanmore.

¹⁵² The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

Swanmore				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2453, 1876, 2514, 2513, 2563, 2458, 2001, 2447, 2463, 2412, 340, 2464, 2505, 1751, 1836, 2482, 429, 2449, 2515, 2443, 466, 2473, 2593		
		to be less sensitive than other locations in terms of impact on the setting of Swanmore. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area. The development of these sites and other sites adjoining the eastern boundary of the settlement could also have the potential to reinforce the recognised built form of Swanmore.		
14	Built Environment To secure high standards of design	Swanmore has a Village Design Statement (VDS) which was developed in 2001. The sites to North-west, West and South (except 1836, 2482 and 1751 which are within the settlement boundary), if developed as proposed, could potentially erode the overall village pattern, the surrounding landscape and the gaps between the other settlements of Bishop's Waltham, Waltham Chase and Shirrell Heath. This would not follow the guidance provided by the VDS. Development as proposed on these sites could lead to major negative effects on the built environment. Furthermore, development on site 2464 which houses a SINC or on site 1836 which houses a district sports pitch would not be in line with the guidance provided by the VDS. This would result in major negative effects. All sites can partly achieve this SA objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and guidance provided in the VDS concerning: Housing in General; Character of Residential Buildings; Distinctive Buildings and Design Materials; Hedges, Walls and Fences; and Street Furniture, Utilities and Services. Please refer to SA Objective 1 – for discussion of crime and safety and design.	--	+
15	Pollution	None of the sites are in or adjacent to an AQMA; any known landfill sites (historic and current); or are covered or partly covered by overhead power cables.	-	

Swanmore			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2453, 1876, 2514, 2513, 2563, 2458, 2001, 2447, 2463, 2412, 340, 2464, 2505, 1751, 1836, 2482, 429, 2449, 2515, 2443, 466, 2473, 2593	
	Minimise local and global sources of pollution	<p>All the sites which are located in medium to high flood risk zones and/or on major aquifers with high or intermediate vulnerability(see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development.</p> <p>In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. There was a significant pollution incident involving general biodegradable materials and waste in 2008 on site 2458, which resulted in a minor impact on the land and a significant impact to water. Therefore, the site is considered to have a higher potential for contamination to be present than the other sites.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.</p>	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites within or partly within the boundary of Swanmore Village are likely to progress the majority of the SA Objectives. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate change; Sustainable Construction; Built Environment; and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of Pollution; Health; and Water. Neutral effects were identified for the SA Objectives of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects.</p> <p>Uncertainty of effects exists with the majority of sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites. It was considered that the sites within the Settlement boundary may however;</p>			

Swanmore	
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<p>support the vitality and viability of the village centre better than sites outside.</p> <p>Key Negative Effects: Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Landscape and Soils – All the sites to North-west, West and South outside of the settlement boundary as well as sites: 1876; 2447; 2458; 2463; part of 2513; 2458; and 2563. ■ Water – All the sites which are located in medium to high flood risk zones and on major aquifers with high or intermediate are considered to have major negative effects on water (sites 2505, 2593, 2464, 340, 2513, 466, 2473, 1876 and 2563). ■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward. ■ Infrastructure – there is one site (2464) which would result in the direct loss of District level GI (a SINC) if developed, leading to major negative effects on infrastructure. ■ Built Environment - the sites to North-west, West and South outside of the settlement boundary if taken forward could potentially erode the overall village pattern, the surrounding landscape and the gaps between the other settlements of Bishop's Waltham, Waltham Chase and Shirrel Heath. <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Transport – all sites (except for 2453 and 2412) in terms of access to bus stops and other services and facilities. ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. ■ Building Communities – Sites 2514, 2513, 1876 and 2458 which are the closest to the village centre (0 to 400 m) and also the Brownfield sites of 2463, 1751 and 2473 (in part). ■ Landscape and Soils – Sites 2463, 1751 and 2473 (in part) in terms of redevelopment of Brownfield land. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p>	

Swanmore	
Sustainability Objective	Assessment of Effects
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	<ul style="list-style-type: none"> It would be recommended that any development should take account of the good practice guidance such as 'Safer Places: The Planning System and Crime Prevention (2004)' and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA Objective of Building Communities. The development on sites within a Gap as defined by Policy CP18 could be reduced and more GI incorporated to blend or soften any new development in the settlement gap. This could reduce the magnitude of the negative effects on landscape from major to minor. It would be recommended that development of any of the sites should include provision of new open space allotments. This would lead to positive effects on Health and also Infrastructure. Sites 2412 and 2453 were considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the allocation policy wording. It would be recommended that for all the sites, specific requirements should be included in their allocation wording to enhance and improve access to GI on and around them. This will increase the certainty of positive effects on the SA Objective of Green Infrastructure. Given the lack of access to healthcare facilities in the Village, it would be recommended that contributions to increasing access to existing should also be sought. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. Site 2514 could provide an opportunity if taken forward to create additional car parking spaces or a safe dropping off zone for parents making use of the primary school adjacent which could help alleviate parking issues along Church Road, Chapel Road and Dodds Lane. Given site 2515's proximity to designated habitats and with BAP habitats being present in between, if taken forward there could be opportunities to provide greater connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects on Biodiversity. It would be recommended that the hedgerows on all sites should be protected from development through providing GI buffers and this will lead to minor positive effects on the SA Objective of Biodiversity as well as Infrastructure and Landscape.

Swanmore	
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	<ul style="list-style-type: none"> Sites 340, 2458 and 2513 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. The Allan King's Way public right of way (PRoW) runs along the boundary of sites 2505, 2593 and 340 and if taken forward development of these sites could provide opportunity to enhance the PRoW by creating a safer and/or additional routes through the sites to encourage greater and safe access from and to the village. If this was requirement of the allocation policy it could lead to minor positive effects on Infrastructure.

Waltham Chase				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including 2288, 2491, 2517 and 2065 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policies MTRA1 and MRTA2 are applicable to the sites at Waltham Chase and these policies provide for necessary development to create and sustain communities over the plan period. The development of some of the sites is likely to have minor positive effects on this objective as a result. However, the sites to the North, East and two in the south of the settlement (1891, 2288, 2388, 2491, 1894, 2405, 2432, 1753, 1837, 2516, 2528, 2529, 2567, 2568, 2518 and part of 2406) are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites would result in coalescence between the settlements Bishop's Waltham, Waltham Chase and Shirrell Heath. Development of these sites is unlikely to support MRTA2 which requires that Development should protect areas designated for their local, national, or international importance, such as Gaps. Mitigation is provided to a certain extent by MTRA2 itself with the requirement that development will need to be an appropriate scale and design although it is considered that development of these sites would still lead to minor negative effects.</p>	-	+

Waltham Chase				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
		<p>There are few local facilities available and it has been identified out-commuting takes place so that people can access the facilities they need¹⁵³. Most of the sites could provide space for facilities for social interaction leading to minor long-term positive effects on communities. Greater opportunities exist for the sites adjoining the settlement boundary to provide facilities which would be easily accessible (within 800 m) to the existing community in Waltham Chase. This could increase the positive effects to major. The sites North of Clewers Hill (2406 and 2405) could be considered to be too remote (between 800 and 1600 m) from the existing from existing community facilities located in the southern half of the settlement.</p> <p>Distances to services are discussed under SA Objective 5.</p>		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA Objective leading to minor positive effects.</p> <p>None of the sites identified will result in the loss of open space in Waltham Chase; shortfalls have been identified for all types of open space including: Allotments; Equipped Children's & Young People's Space; Natural Greenspace, Informal Green Space and Parks, Sports and Recreation Grounds¹⁵⁴. Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. However, CP7 requires that 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</p>		
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¹⁵³ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

¹⁵⁴ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Waltham Chase.

Waltham Chase			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388	
		<p>towards offsite improvements. This should reduce negative effects to minor. The nature of the effect could be changed to positive if a requirement to provide open space on the sites is included in the relevant allocation policy wording.</p> <p>Waltham Chase has a number of District level strategic Green Infrastructure (GI) Assets¹⁵⁵ including: the Allan Kings Way public right of way; informal green space for example sports and recreation ground and open space (as specified in CP7); and 2 SINC's. None of the sites, if developed, would result in the loss of District level GI. The sites to South of Clewers Lane offer greater opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets mentioned above. In addition, development to the south could provide the opportunity to increase access and connectivity to a number of footpaths towards Shedfield house and golf course.</p> <p>The Allan King's Way public right of way (PRoW) cuts through site 2406 and joins Winchester Road and then carries on along Lower Chase Road towards Swanmore. Site 2046 and possibly sites 2405 and 2388 could provide opportunity to enhance the PRoW by creating a safer and or additional route through the sites to encourage greater and safe access.</p> <p>It would be recommended that for all the sites, specific requirements should be included in their allocation wording to enhance and improve access to GI on and around them. This will increase the certainty of positive effects.</p>	
3	Housing	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA	++

¹⁵⁵ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

Waltham Chase				
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		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
	To provide good quality housing for all	objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through increase in employment during construction. Some of the larger sites could provide mixed used development including 2406, 2405, 2573, 2528 and 1837.</p> <p>The centre of the village is located to the south of the village on Winchester Road. This is where the majority of the shops and services are located. Development of site 2065 could provide the opportunity to improve and expand the village centre providing additional retail facilities and potentially new premises to support small businesses. The sites adjoining the settlement boundary to the south of Curdrige Lane are close to the village centre and their development would reinforce the village centre use improving it's' vitality and viability and therefore the local economy. Development of sites in particular to the North and North-East, given their proximity to Bishop's Waltham and Swanmore may result in the community using the facilities there instead of Waltham Chase.</p> <p>Only two sites currently provide employment (1753/ 2491 and 2065) although given the low level of employment, its loss is considered to result in minor negative effects unless provision is made elsewhere or development involves mixed uses.</p> <p>Distances to employment areas are discussed under SA Objective 5.</p>		? +

Waltham Chase				
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		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites are within 0 – 400 m of bus stops within Waltham Chase and the bus provides a regular service (Mondays to Fridays (approximately 7.00 am – 6.15 pm) and Saturdays) to Winchester, Fareham, Petersfield and other villages and towns every 60 minutes. Development at these sites could lead to major positive effects on Transport.</p> <p>As stated under the SA Objective 6, there are no primary health care or chemist facilities and that there is a reliance on the facilities provided by the nearby villages of Bishops Waltham and Wickham. Any increase in housing development would be expected to increase this out-commuting for the public to gain access to these facilities. Any increase in housing development would be expected to increase this out-commuting for the public to gain access to these facilities. Development on all the sites is likely to lead to minor negative effects.</p> <p>As stated under the SA Objective 1, there are few local facilities available and it has been identified out-commuting takes place and any increase in housing development is expected to increase this out-commuting¹⁵⁶. In terms of access (0 – 800 m) to other services and facilities including local employment, shops and education facilities, the majority of the sites to the North of Clewers Lane are between 800 and 1600 m of these facilities and if developed would need to provide these services and facilities on site if they are to support this SA Objective leading to minor negative effects. The sites to the south of Curdrige Lane are within 0 – 400 m of most facilities and the development of sites 1837 and 2432 could increase access to the main village centre for properties along Forest Road and Brickyard Road. Development of these sites to the south could lead to major positive effects on this SA Objective.</p> <p>Waltham Chase is characterised by a low lying undulating landscape and therefore typography of the land is not considered to be an issue with regard to access.</p>		
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¹⁵⁶ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

Waltham Chase				
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		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
		<p>It is likely that development at any of the site locations, will increase traffic on these roads, in particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording. In addition, mitigation is provided policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. Currently, there are no cycle ways in Waltham Chase but development of the sites to the West adjoining the settlement boundary could provide a greater opportunity to develop a cycleway along Bull Lane and Curdridge Lane to improve connectivity to the village centre and to Winchester Road. Development of the sites to the West together could help make the creation of a sustainable transport system more viable.</p> <p>Forest road has been identified as being a dangerous road for people on foot due to lack of pavements but is frequently used by children walking to and from the secondary school based in Swanmore¹⁵⁷. Any development along this road (sites 1837, 2432, 2567 and 1894) could exacerbate this problem through increasing the number of school children and increasing the volume of traffic. This could lead to minor negative effects on transport. However, there may be opportunities to resolve these issues through contributions being made from development along this road to improve pavements and crossings for pedestrians.</p>		
6	Health	As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments ¹⁵⁸ available for the community of Waltham Chase. With regard to allotments, there are		- +

¹⁵⁷ The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed September 2013]

¹⁵⁸ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Waltham Chase.

Waltham Chase			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388	
	To improve the health and well-being of all	<p>none located within the village and the nearest land is located 1.5 km away at Shirrell Heath¹⁵⁹. Any increase in development will increase the need for allotments making the shortfall greater and therefore is considered to have minor negative effects on health. However, all sites could provide the opportunity to provide additional allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites adjoining the settlement boundary to improve accessibility (within 480m¹⁶⁰) to the existing households in Waltham Chase if they provide additional allotment space. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or encouraging walking to local facilities and the wider countryside which would result indirect minor positive effects on health and well-being.</p> <p>There are no primary healthcare or chemist facilities and that there is a reliance on the facilities provided by the nearby villages of Bishops Waltham and Wickham. Development on any of the sites will increase demand for healthcare facilities, therefore leading to minor long-term negative effects unless provision can be made.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health. The sites to South of Clewers Lane offer greater opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets</p>	

¹⁵⁹ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Waltham Chase.

¹⁶⁰ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

Waltham Chase				
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		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
		Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15.		
7	Water To protect, enhance and manage water resources in a sustainable way	<p>Only two sites (2568/1894 and 2406) partly fall within an area of medium to high flood risk zone (2 and/or 3)¹⁶¹ and it is considered that development here could lead to major long-term negative effects on water.</p> <p>Apart from the sites identified above, the majority of sites identified for Waltham chase, if developed, are less likely to lead to significant environmental effects on water. Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17. Therefore the residual effects on water for the sites mentioned in this paragraph are considered to be neutral. Furthermore, there is a chance of negative cumulative effects on water if all sites were taken forward, in terms of an increase in impermeable surfaces leading to a higher risk of flooding, and an increased risk of pollutants entering water, in particular, from construction activities.</p>	--	0
8	Waste	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy	+	

¹⁶¹ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

Waltham Chase			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388	
	To ensure sustainable waste management	and Principles).	
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).	+

Waltham Chase				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International or national nature conservation designations on any of the development sites¹⁶². The Waltham Chase Meadows SSSI is located directly adjacent to sites 1837, 2432 and 2065 and the Moors, Bishop's Waltham Local Nature Reserve and SSSI are located within 150 m from site 2406. Therefore there could be potential for negative indirect effects through noise, light and surface water pollution as well as increased recreational pressure during the short-term (during construction) and in the long-term. In addition, there are no SINC's on or adjacent to any of the development sites although there are two within the vicinity of the settlement¹⁶³.</p> <p>Sites to the East and South of Waltham Chase contain or partly contain water courses which could provide habitat for protected species such as water voles. These sites also consist of a field pattern of arable and pasture fields with a network of hedgerows which have been identified as providing good wildlife corridors.¹⁶⁴ Loss of these corridors and watercourse habitats could lead to minor negative effects on biodiversity. In addition, the ecological quality of the Rivers around the settlement are considered good at present and it is not expected to require assessment in the future¹⁶⁵. Development near to these watercourses could have the potential to negatively affect their ecological quality. However, the mitigation provided by CP16 and CP17 is expected to prevent any negative effects.</p> <p>A number of the sites (2528, 1892, 2406 and 2405) contain or partly contain BAP priority habitats including, floodplain grazing marsh and traditional orchards¹⁶⁶. Development on these sites would have the potential to permanently destroy the habitats leading to minor or even major</p>		
		<div>-</div> <div>0</div>		

¹⁶² Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹⁶³ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2013]

¹⁶⁴ Winchester City Council (2013) Landscape Appraisal: Waltham Chase DRAFT

¹⁶⁵ Environment Agency (2013) Maps. Online at ([http](http://maps.environment-agency.gov.uk))\maps.environment-agency.gov.uk [accessed September 2013]

¹⁶⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

Waltham Chase			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388	
		<p>(depending on the presence of protected species) long-term negative effects on biodiversity. Moreover if all the sites mentioned above were developed, this could lead to major negative cumulative effects on biodiversity. The sites could be reduced to exclude the BAP priority habitats or the SINCs but there still could be indirect effects through noise, light and surface water pollution as well as increased recreational pressure (given the small size of the sites). Development of these sites could also increase habitat fragmentation. Mitigation is provided to a certain extent by Policy CP 16.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by CP16.</p>	
12	Heritage To protect and enhance built and cultural heritage	There are no conservation areas or scheduled monuments on or adjacent to the allocation sites ¹⁶⁷ . There are no listed buildings within the settlement boundary ¹⁶⁸ but there are 4 grade II listed buildings within close proximity to the following sites: 2573, 1891 and 2406. It is considered unlikely that development on the sites near to the listed buildings will affect the setting of the listed buildings. In addition, the potential for archaeology assets is unknown at this stage. Protection/mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. With reference to the above effects on heritage are anticipated to be neutral.	0

¹⁶⁷ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed September 2013]

¹⁶⁸ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2013]

Waltham Chase				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>Most of the sites would not result in the loss of agricultural land grade 3a and above except for 1893 which would result in the loss of grade 3a land leading to major long-term negative effects on soils¹⁶⁹. Furthermore, all the sites are situated with a Eutrophic Nitrate Vulnerable Zone (NVZ).</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan partly under site 2573¹⁷⁰. These are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>The majority of the sites are located on Greenfield land outside of the settlement boundary and development on this land could be detrimental to Waltham Chases' landscape character areas of Shedfield Heathlands (south, west and east) and Durley Claylands (north)¹⁷¹. In particular, Greenfield sites which do not adjoin the settlement boundary (for example 2528, 2516, 2562, 2564 and 2530 could be considered to lead greater to negative effects on landscape and soils than other Greenfield sites.</p>		
		<div>--</div> <div>+</div> <div>+</div>		

¹⁶⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹⁷⁰ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#) [Accessed September 2013]

¹⁷¹ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape--countryside/landscape-character-assessment/> [Accessed September 2013]

Waltham Chase				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
		<p>The sites to the North, South and the East of Waltham Chase (1891, 2288, 2388, 2491, 1894, 2405, 2432, 1753, 1837, 2516, 2528 and part of 2406) are considered to be sensitive to development¹⁷² given that they are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites could have major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of the both Waltham Chase, Bishop's Waltham, Swanmore, Shedfield, and Shirrell Heath. However, sites 2288, and 2491 could be developed as they are all previously developed land with existing built structures and their development could lead to minor positive effects on landscape through redevelopment improving the quality of the structures and reinforcing the edge of the settlement.</p> <p>Sites 2406, 1892, 2065, 2388, 2405 and 1894 contain trees with tree preservation orders and if developed there is a chance that these could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites were developed, that there should be a requirement under policy to retain trees covered by TPOs.</p> <p>The following sites 2288, 2491, 2517 and 2065 are located on Brownfield land which is considered to be less sensitive than other location in terms of impact on the setting of Waltham Chase. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area. The development of these sites and other sites adjoining the western boundary of the settlement could also have the potential to reinforce the recognised built form of Waltham Chase.</p>		
14	Built Environment	The majority of the sites located to the North, South and East of Waltham Chase, if developed, could potentially erode the character and sense of place of the settlement and in addition, the		- +

¹⁷² Winchester City Council (2013) Landscape Appraisal: Waltham Chase DRAFT

Waltham Chase			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388	
	To secure high standards of design	<p>other settlements of Bishop's Waltham, Swanmore, Shedfield and Shirrell Heath. This is because these sites are within a settlement gap as defined by policy CP18 of the Local Plan Part 1 and there development would lead to coalescence and could erode the character and sense of place of the village. This could lead to minor negative effects on the built environment.</p> <p>The sites to the West as mentioned under SA Objective 13 have the potential to reinforce the recognised built form of Waltham Chase and therefore enhance its' sense of place.</p> <p>All sites can partly achieve this SA objective through meeting the requirements set out in the Local Plan Part 1 Policies including DS1 – Development Strategy and Principles; and CP13 – High quality design.</p>	
15	Pollution Minimise local and global sources of pollution	<p>None of the sites are in or adjacent to an AQMA or any known landfill sites (historic and current). However, sites 2405 and 2406 are partly covered by overhead power cables which could affect the health of any potential residential occupant. To avoid these negative effects, it would be recommended that any new development should avoid these cables and an appropriate bufferzone be put in place.</p> <p>Also, the sites 1894, 2406, 2573 and 2466, given their sensitive location in terms of water (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development.</p> <p>In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. Site 2065 currently houses a metal recycling facility and therefore the site has a higher potential for contamination to be present than the other sites leading to minor negative effects.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor</p>	-

Waltham Chase			
Sustainability Objective	Assessment of Effects		
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
	Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388		
		short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.	
Summary of Key Negative and Positive Effects for Sustainable Development: The assessment has found that the sites to the East of Waltham Chase and within the settlement boundary are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Infrastructure (improvements to GI); Sustainable Construction; Built Environment (high quality design); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution; Landscape; Infrastructure (shortfalls in open space); and Health (lack of allotment provision, access to healthcare and short-term construction effects). Neutral effects were identified for the majority of sites for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects. Furthermore, uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.			
Key Negative Effects: Major negative effects have been identified for the following SA Objectives: <ul style="list-style-type: none"> ■ Landscape and Soils – The following sites for various reasons (high grade agricultural land loss, located within a settlement gap and mineral reserves present): 1891, 1893, 2288, 2388, 2491, 1894, 2405, 2432, 2529, 2567, 2568, 2518 1753, 1837, 2516, 2528, 2573 and part of 2406. ■ Water – Sites 2568/1894 and 2406 partly fall within an area of medium to high flood risk. ■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward. 			
Key Positive Effects:			

Waltham Chase	
Sustainability Objective	Assessment of Effects
	<p>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</p> <p>Site Refs: 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388</p>
<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities - The Brownfield sites including 2288, 2491, 2517 and 2065. ■ Landscape and Soils - Sites 2288, 2491, 2517 and 2065 as are located on Brownfield land. ■ Transport – All sites are within 0 – 400 m of bus stops. ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ If sites 2406, 1892, 2065, 2388, 2405 and 1894 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. This will increase the certainty of positive effects on landscape. ■ With regard to the SA Objective of Infrastructure and within the Green Infrastructure, negative effects identified could be changed to positive if a firmer requirement to provide open space on the sites is included in the relevant site allocation policy wording. This could also lead to further positive effects on Health. ■ In addition, it would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure. ■ For sites 2405 and 2406 which are partly covered by overhead power cables, to avoid any negative effects it would be recommended that any new development should avoid these cables and an appropriate bufferzone be put in place. 	

Wickham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>All sites have the potential to be developed to meet the requirements of Policy SH1 and the actions sets out in Wickham Parish Plan For Action – Creating a Vision for a Vibrant Community (Wickham Parish Council, 2004) leading to minor positive effects.</p> <p>It has been identified that there are issues with littering, dog fouling, vandalism and underage drinking¹⁷³. Development of any of the sites could exacerbate the situation leading to minor long-term negative effects. It would be recommended that any development should take account of the good practice guidance such as 'Safer Places: The Planning System and Crime Prevention (2004)' and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA Objective of Building Communities.</p> <p>Wickham is a relatively small centre with 25 A1/retail units within the 'town centre'¹⁷⁴ and there is a lack of facilities for young people¹⁷⁵. All sites could provide space for additional facilities in particular for young people leading to minor long-term positive effects on communities. Greater opportunities exist for the sites adjoining the settlement boundary to provide facilities which would be easily accessible (within 0 - 800 m) to the existing community in Wickham. This could increase the positive effects to major if these sites were taken forward. Sites 295, 297 and the majority of the</p>	--	+

¹⁷³ Wickham Parish Council (2013) Wickham Parish Plan 2013 <http://www.winchester.gov.uk/community/community-plans/completed-plans/>

¹⁷⁴ Wickham Parish Council Survey 2013. not published.

¹⁷⁵ Wickham Parish Council (2013) Wickham Parish Plan 2013 <http://www.winchester.gov.uk/community/community-plans/completed-plans/>

Wickham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		southern and western parts of 2020 are considered to be remote (between 800 – 1600 m in most cases) from existing community facilities leading to major negative effects. Distances to services are discussed under SA Objective 5.		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective. None of the sites will result in the loss of open space in Wickham; shortfalls have been identified for three types of open space including: Allotments; Equipped Children's & Young People's Space; and Sports and Recreation Grounds ¹⁷⁶ . Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. However, CP7 requires that 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 offsite improvements. This should reduce negative effects to minor. However, sites 297, 295, the southern and western parts of 2020, and 2488 are considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the allocation policy wording.		
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¹⁷⁶ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Wickham.

Wickham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		Wickham has a number of District level strategic Green Infrastructure (GI) Assets ¹⁷⁷ including: public rights of way; SINC; informal green space for example sports and recreation ground and open space (as specified in CP7); and a golf course. There is one site (2020) which would result in the direct loss of District level GI (a golf course) if developed as proposed, leading to major negative effects on infrastructure. The majority of sites could provide opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets mentioned above. Furthermore, if all sites were developed they could create an extensive semi-circular walk around the village complete with an improved wildlife corridor which could connect all existing BAP and SINC habitats. It would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure.		
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		
4	Economy and Employment	It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage.		

¹⁷⁷ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed September 2013]

Wickham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
	To maintain the buoyant economy and develop greater diversity that meets local needs	<p>Minor short-term positive effects may be realised through increase in employment during construction. Some of the larger sites could provide mixed used development including 2020 and 2488.</p> <p>Only one site currently provides employment (2020) although given the level of employment on there are likely to only be minor negative effects from its loss.</p> <p>Distances to employment areas are discussed under SA Objective 5.</p>		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (apart from sites 295, 297 and the southern and western parts of 2020) are within walking distance (0 - 400m) of bus stops within Wickham and the bus provides a regular service (Mondays to Fridays (approximately 7.00 am – 6.15 pm) and Saturdays) to Winchester, Fareham, Petersfield and other villages and towns every 60 minutes. Development of these sites could lead to major long-term positive effects on Transport. Sites 295, 297 and the southern and western parts of 2020 are between 800 – 1600m from the nearest bus stops and are therefore less sustainable and likely to lead to minor negative long-term effects.</p> <p>In terms of access to other services and facilities including local employment, shops, health and education facilities, the majority of the sites are within walking distance of these facilities and development at these sites would support this SA objective. Three sites (295, 297 and the southern and western parts of 2020) are quite remote from the village centre and other facilities (between 800 – 1600 m in most cases) and creating better access to these sites could be problematical and/or expensive and the majority of the established community of Wickham would not be able to access within walking distance these facilities if developed. If site 2020 is taken forward it would be recommended that only part of the site (north-eastern part closest to the village boundary) is developed as this part of the site has better access to the services and facilities within Wickham.</p> <p>Sites 2020, 1908, 1910 and 1909 are located on sloping ground and therefore access could be</p>		



Wickham	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	<p>Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908</p> <p>slightly constrained on part of the sites by typography leading to minor negative effects.</p> <p>The junction of Titchfield Lane and Winchester Road which sites 1908, 2488, 295, 1910, 1909, and part of 2020abut, is considered by the Parish Council to be hazardous with frequent accidents¹⁷⁸. Development here could exacerbate the problem leading to minor negative effects. Safe pedestrian access onto Titchfield Lane could be a potential issue especially considering that there is a lack of pavements along Titchfield Lane. Mitigation to improve safety on Titchfield Lane could prove to be problematic and/ or expensive and therefore there could be major negative effects.</p> <p>It is likely that development at any of the site locations, will increase traffic on roads, in particular during construction, leading to short and long-term minor negative effects. Some traffic congestion was noted and a lack of facilities for pedestrians was evident in the settlement and minimizing the impact of traffic growth on Wickham and its rural surrounds is a 'major concern'¹⁷⁹. If all the sites were taken forward, the cumulative effects could be increased to major negative although mitigation is provided by Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. This should therefore reduce the magnitude of the major effects down the minor. In addition, appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording.</p> <p>Parking has been identified as an issue in the village particularly in the Square¹⁸⁰. Any development may worsen parking problems by bringing additional people into the area leading to permanent</p>

¹⁷⁸ Wickham Parish Council (2013) Wickham Parish Plan 2013 <http://www.winchester.gov.uk/community/community-plans/completed-plans/>

¹⁷⁹ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed September 2013]

¹⁸⁰ Wickham Parish Council (2013) Wickham Needs Assessment <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/development-needs-and-site-allocations/wickham/>

¹⁸¹ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Wickham.

¹⁸² Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

¹⁸³ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed September 2013]

Wickham			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	
		<p>Most of sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health. All sites could provide the opportunity to do this.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on Health. Mitigation for these effects has been suggested under the SA objective 15.</p>	
7	Water To protect, enhance and manage water resources in a sustainable way	<p>None of the sites fall within an area of medium to high flood risk zone (2 and/or 3)¹⁸⁴; however, flooding issues are a major concern due to problems with capacity at the sewage treatment works and the incursion of storm water causing foul drain flooding of properties¹⁸⁵. Any development in Wickham is likely to exacerbate the existing problems and lead to minor negative effects on water. All the sites are all located on a major aquifer which is considered to have a low vulnerability¹⁸⁶. Moreover, all sites are expected to generate short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas. It is considered that development on the majority of the sites could lead to minor long-term negative effects on water.</p>	-

¹⁸⁴ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

¹⁸⁵ Correspondence between Southern Water and Winchester City Council 15 May 2013.

¹⁸⁶ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

Wickham			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	
		Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17 and CP21. . This would reduce the negative effects.	
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	+
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+
10	Sustainable Construction	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero	+

Wickham				
Sustainability Objective		Assessment of Effects		
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		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
	To promote the sustainable design and construction of buildings and places	Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International, national or local nature conservation designations on the development sites¹⁸⁷. Sites 1909 and 2020 are adjacent to two different SINCs and therefore there could be potential for minor negative indirect effects through noise, light and surface water pollution pressure during the short-term (during construction) and in the long-term.</p> <p>In addition, the ecological quality of the River Meon which runs through the centre of the settlement is considered to be good at present and it is not expected to require assessment in the future¹⁸⁸. Development near to this River could have the potential to negatively affect its ecological quality. However, the mitigation provided by CP16 and CP17 is expected to prevent any negative effects.</p> <p>Sites 1909 and 2488 partly contain BAP priority habitats including deciduous woodland¹⁸⁹. Development on the parts of these sites with the BAP habitats would have the potential to permanently destroy the habitats leading to minor long-term negative effects on biodiversity. The sites could be reduced to exclude the BAP priority habitats but there still could be indirect effects through noise, light and surface water pollution as well as increased recreational pressure (given the small size of the sites). Development of these sites could also increase habitat fragmentation.</p>		

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¹⁸⁷ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹⁸⁸ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed September 2013]

¹⁸⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

Wickham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		<p>Opportunities exist for all sites given their close proximity to SINCs and BAP habitats, to provide greater connectivity and create a wildlife corridor to expand the habitats. It would be recommended that specific wording for each site is included to ensure that connectivity is improved and wildlife corridors are created. This would lead to minor positive effects on Biodiversity.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats, the residual effect on protected species will be neutral with mitigation provided by CP16.</p>		
12	Heritage To protect and enhance built and cultural heritage	<p>There are no conservation areas or scheduled monuments on or adjacent to the allocation sites¹⁹⁰. There are a number of listed buildings within the settlement (particularly in the conservation area) and scattered around the outside of the settlement boundary¹⁹¹. The following sites could have the potential to affect the setting of listed buildings as a result of their close proximity: 2438; 2488; and 2020. In addition, the potential for archaeology assets is unknown at this stage. Protection/mitigation for all heritage assets are provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. With reference to the above effects on heritage are anticipated to be neutral.</p> <p>Sites 2488 and part of 2020 are located within a historic park/garden designated by Hampshire</p>		
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¹⁹⁰ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed September 2013]

¹⁹¹ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed September 2013]

Wickham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		<p>County Council. Development of these sites could lead to minor negative effects if the gardens are to be removed to make way for housing and/ or employment development. Sites 2438, 1909 and 1910 are adjacent to historic parks/gardens designated by Hampshire County Council. Development adjacent the parks and gardens could negatively affect their settings leading to minor negative effects. Mitigation CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles.</p> <p>If taken forward, specific requirements to enhance heritage features could be put in place for sites 2438; 2488; and 2020 which either contain or are in close proximity to heritage assets and this would lead to minor positive residual effects on the Heritage.</p>		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>A number of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including: 2020; 1910; 1909; and 1908¹⁹². This could lead to major long-term negative effects on soils.</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under all the potential allocations (site 1909 only contains a very small deposit)¹⁹³. These are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>The majority of the sites are located on Greenfield land outside of the settlement boundary and</p>		

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¹⁹² Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed September 2013].

¹⁹³ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#) [Accessed Aug 2013]

Wickham			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	
		<p>development on this land could be detrimental to Wickham's landscape character areas of: Lower Meon Valley (surrounding areas north, north-east, south and west); and Forest of Bere Lowlands (between Wickham and Wickham Common)¹⁹⁴. In particular, Greenfield sites which do not adjoin the settlement boundary (for example 1910, 1908, 2488, 297 and 295) could be considered to lead to greater negative effects on landscape and soils than other Greenfield sites, in terms of their impact on the character of the local landscape and the impact of the character of the settlement itself. Site 2438 forms part of the setting to the South Downs National Park and forms part of the historic river valley crossing location and is considered to be a sensitive location to development¹⁹⁵. Site 2438 could have major negative effects on Landscape, if developed and therefore it is recommended a large amount of screening provided by trees, hedges and other GI would need to be incorporated into the policy wording for this site.</p> <p>The majority of site 2020 (apart from the area to the north-eastern section above the kink in Tanfield Lane) is considered to be highly sensitive to development as it houses important and panoramic views; contributes to the countryside setting of Wickham; contains important landmarks; and a good public right of way network¹⁹⁶. Development could lead to minor negative effects on the landscape.</p> <p>Sites 2488, 2438, 1909 and 1908 have trees with tree preservation orders and if developed there is a chance that these could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites were developed, that there should be a requirement under policy to retain trees covered by TPOs.</p>	

¹⁹⁴ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [Accessed September 2013]

¹⁹⁵ Winchester City Council (2013) Landscape Appraisal: Wickham.

¹⁹⁶ Winchester City Council (2013) Landscape Appraisal: Wickham.

Wickham				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
14	Built Environment	<p>All sites can achieve this SA objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and guidance provided in the Wickham Village Design Statement (2001).</p> <p>Please refer to SA Objective 1 – for discussion of crime and safety and design.</p>		
	To secure high standards of design			
15	Pollution	<p>None of the sites are: in or adjacent to an AQMA; on any known landfill sites (historic and current); or are covered or partly covered by overhead power cables. Also, all the sites which are located in water sensitive areas (except for site 2438) (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development.</p> <p>In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites which could lead to minor negative effects.</p> <p>The south-eastern part of 2020 is adjacent to a sewerage works and therefore there could be major negative effects with regard to odour and air quality. It would be recommended that an appropriate buffer zone is created which excludes sensitive residential development from this part of the site.</p> <p>Sites 2488, 2144, 1910 and 1909 are adjacent to the A334 and site 2438 is adjacent to the A32. As a result there could be air quality and noise issues at the sites leading to minor negative effects on Pollution as well as Health. It would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects.</p> <p>Development at any of the sites will generate noise, light and dust, in particular during construction, and the majority of the sites are adjacent to existing residential uses. This could lead</p>		
	Minimise local and global sources of pollution			

Wickham			
Sustainability Objective	Assessment of Effects		
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
	Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		to both minor short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites immediately adjacent to Wickham's boundary are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment; and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Economy (site 2020 only); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects); Heritage (two sites being within a County Historic Park and Garden) and Water. Furthermore, uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.</p> <p>Key Negative Effects:</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building communities - Sites 295, 297 and the majority of the southern and western parts of 2020 are considered to be remote from existing community facilities. ■ Infrastructure – sites 2020 could result in the direct loss of a District Green Infrastructure asset. ■ Transport – All sites along Titchfield Lane due to road safety concerns. ■ Landscape and soils – Effects have been identified because of the presence of minerals, loss of high grade agricultural land and landscape sensitivity. Sites 2020; 1910; 1909; and 1908 will result in the loss of high grade agricultural land. All sites have mineral deposits present and if site 2438 is particularly sensitive to development as it forms part of the setting to the South Downs National Park and part of the historic river valley crossing location. ■ Pollution - The south-eastern part of 2020 is adjacent to a sewerage works. 			

Wickham	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908
<p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. Transport – Sites 2438, 2488, 1908, 1910 and 1909, in terms of public transport and service and facility access. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> Greater opportunities exist for the sites adjoining the settlement boundary to provide facilities which would be easily accessible (within 0 - 800 m) to the existing community in Wickham. This could increase the positive effects to major if these sites were taken forward. Sites 297, 295, the southern and western parts of 2020, and 2488 are considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive for Infrastructure if a firmer requirement to provide open space on the sites is included in the allocation policy wording. Sites 2488, 2144, 1910 and 1909 are adjacent to the A334 and site 2438, given that there close proximity to main a roads, it would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out. This will address potential negative effects on Health and Pollution. It would be recommended that any development should take account of the good practice guidance such as 'Safer Places: The Planning System and Crime Prevention (2004)' and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA Objective of Building Communities. If site 2020 is taken forward it would be recommended that only part of the site (north-eastern part closest to the village boundary) is developed as this part of the site has better access to the services and facilities within Wickham. It would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. If all sites were developed they could create an extensive semi-circular walk around the village complete with an improved wildlife corridor which could connect all existing BAP and SINCH habitats. This will increase the certainty of positive effects on Infrastructure. 	

Wickham	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	<p>Site Refs: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908</p> <ul style="list-style-type: none"> ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ It would be recommended that development of any of the sites should include provision of new open space allotments. This would lead to positive effects on Health and also Infrastructure. ■ It would be recommended if the anecdotal evidence is substantiated, that contributions are sought from the sites taken forward at Wickham to upgrade the sewage treatment works and reduce the risks of storm water flooding. This would reduce the negative effects. ■ Opportunities exist for all sites given their close proximity to SINC and BAP habitats, to provide greater connectivity and create a wildlife corridor to expand the habitats. It would be recommended that specific wording for each site is included to ensure that connectivity is improved and wildlife corridors are created. This would lead to minor positive effects on Biodiversity. ■ If taken forward, specific requirements to enhance heritage features could be put in place for sites 2438; 2488; and 2020 which either contain or are in close proximity to heritage assets and this would lead to minor positive residual effects on the Heritage. ■ It is recommended that if site 2438 is taken forward, a large amount of screening provided by trees, hedges and other GI would need to be incorporated into the policy wording for this site to reduce major negative effects identified on Landscape. ■ If sites 2488, 2438, 1909 and 1908 were developed, it would be recommended that there should be a requirement under policy to retain the trees covered by Tree Preservation Orders on these sites. ■ The south-eastern part of 2020 is adjacent to a sewerage works and therefore there could be potential issues with odour and air quality. It would be recommended that an appropriate buffer zone is created which excludes sensitive residential development from this part of the site if it is to be taken forward.

Winchester Town

Winchester Town North				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield site 2081 (in part) should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policy WT1 is applicable to all sites. WT1 requires the 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 homes. Development of sites outside of and which do not adjoin the settlement boundary are unlikely to meet the requirements of WT1 leading to minor negative effects. These sites include: 418; 2021; and 2489. All other sites are expected to support this policy and therefore lead to minor positive effects.</p> <p>It is anticipated that any increase in development around the town could potentially accommodate an increase in demand for local services and community facilities. All sites could contribute to community facilities under CP21. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (between 0 - 800 m) to provide additional facilities which would be easily accessible to the existing community of Winchester Town. The majority of sites (except for 418) could achieve these opportunities leading to minor positive effects. Site 418 is considered to have relatively poor access to most existing services and facilities (over 800 m) and its development therefore could lead to minor negative effects for this Objective. However, site 418 is adjacent to the strategic site allocated at Barton Farm which is expected to provide additional facilities and services which could be easily accessed from this site.</p>		
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Winchester Town North				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
		Distances to services are discussed under SA Objective 5.		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA Objective.</p> <p>Shortfalls have been identified for three types of open space in Winchester Town as a whole including: Equipped Children's & Young People's Space; Informal Green Space; and Parks, Sports and Recreation Grounds (parks only)¹⁹⁷. The shortfalls in open space identified for the North of Winchester Town include¹⁹⁸:</p> <ul style="list-style-type: none"> ■ Equipped Children's & Young People's Space - Bereweeke, Wessex Drive and Stoney Lane (East). ■ Allotments - Andover road/ Bereweeke Road/ Bereweeke Avenue and Harestock. ■ Informal Green Space – Harestock and South East Weeke. ■ Natural Space - Weeke, Harestock and Bereweeke/ Andover Road. ■ Sports Pitches – Weeke. ■ Parks and Recreation Grounds – South West Weeke, Andover Road, Lynford Avenue/ Way, Bereweeke Way. <p>None of the sites (except 2081) will result in the loss of open space identified in the Winchester District Open Space Strategy 2013/14¹⁹⁹. Any increase in development could put additional</p>	--	?

¹⁹⁷ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

¹⁹⁸ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

¹⁹⁹ Winchester City Council (2013) Winchester District Local Plan Part 1 Open Space Strategy 2013-2014. Online at <http://www.winchester.gov.uk/planning/open-spaces/open-space-strategy-2013-14/> [accessed December 2013]

Winchester Town North		
Sustainability Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542	
	<p>pressure on these areas which could result in minor negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards, preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce negative effects of any new development but not address the shortfall. The certainty of positive effects could be increased if a requirement to provide additional open space on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural green space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space.</p> <p>Site 2081 contains Equipped Children's & Young People's Space²⁰⁰ and if developed this would be lost. Given the shortfalls in this particular type of open space in Winchester Town and the shortfalls in this particular area of Winchester Town, development is considered likely to lead to major negative effects without mitigation.</p> <p>It is important to note that this area of Winchester is to accommodate the strategic allocation at Barton Farm. This new development will provide addition open space specifically in Allotments; Parks and Football Pitches and Natural Green Space²⁰¹. This should help to relieve some of the shortfalls in this area.</p> <p>The following sites house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study²⁰²:</p> <ul style="list-style-type: none"> ■ Woodland²⁰³ – site 2542 (in part). 	

²⁰⁰ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²⁰¹ CALA Homes (2012) Library for Barton Farm – Environmental Assessment (Socio-economic Chapter). Online at <http://www.bartonfarmwinchester.co.uk/highways-infrastructure/> [accessed December 2013]

²⁰² District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [accessed December 2013]

²⁰³ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town North				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
		<ul style="list-style-type: none"> ■ Tributary which flows into the River Itchen SAC and the River Itchen SSSI - sites 418 and 2021. ■ Play areas – site 2081. <p>Development at these sites could result in the loss of these assets or affect their setting and integrity leading to major negative effects. However, protection of green infrastructure is offered by CP 15 and opportunities exist for sites adjoining GI assets (2489 and 424) to improve the GI network but at present the delivery is uncertain. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure and also synergistic positive effects on landscape and biodiversity.</p>		
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.	++	
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Some of the larger sites could provide mixed used development such as 418 and 1921 to provide additional services and business opportunities.</p> <p>Minor short-term positive effects may be realised through increase in employment during construction.</p> <p>The majority sites located in the North are considered to be too remote to support the town centre and their development may lead to major negative effects. However, site 2081 is within the settlement boundary and therefore it may have the potential for minor positive effects.</p> <p>For distances to town centre please see SA Objective 5.</p>	?	--

Winchester Town North				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Bus service frequency is every 30 - 60 minutes²⁰⁴. Development at any of the sites is likely to lead to major long-term positive effects on Transport.</p> <p>In terms of access to other services and facilities the following has been found²⁰⁵:</p> <ul style="list-style-type: none"> Access to shops – Sites 418, 424, and 2081 are within 0 – 400 m of shops (major positive effects); sites 423, 2021, 2489 and 2542 are within 400 – 800 m of shops (minor positive effects). Access to Schools – Sites 423, 424, 2081 and 2489 are within 0 – 400 m of a school (major positive effects); site 2542 is within 400 – 800 m of a school (minor positive effects); and site 418 and 2021 are within 800 - 1600 m of a school (minor negative effects). <p>It is important to note that this area of Winchester is to accommodate the strategic allocation at Barton Farm. This new development will provide shops, schools and other facilities as part of development. This could improve access to local services and facilities for all the sites in the north in the future.</p> <p>All sites are over 1600 m from the centre of Winchester and therefore are not considered to be in walking distance of the centre and as a result are likely to have major negative effects on this SA Objective.</p> <p>The Andover Road and Stockbridge Road experiences congestion during the AM peak 0800 to 0900 and observation suggests that these routes can have substantial queues in the Am Peak²⁰⁶. The main causes are the convergence of Stockbridge Road, Andover Road and Worthy Road/Worthy Lane at the City Road junction and the Southgate Street approach to the city centre from St Cross Road. It is likely that development at any of the site locations will increase traffic on these roads, particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to</p>	+	+
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²⁰⁴ Stage Coach Group Plc (2013) Stage Coach Bus timetables – Route 86, 7 3 and 68. Online at www.stagecoachbus.com [accessed December 2013]

²⁰⁵ Google (2013) Google Earth. Online at www.google.co.uk [accessed December 2013]

²⁰⁶ MVA Consultancy (2008) Winchester District Local Development Framework Transport Assessment. Online at www.winchester.go.uk [accessed December 2013]

Winchester Town North				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
		<p>major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling.</p> <p>It is important to note that this area of Winchester is to accommodate the strategic allocation at Barton Farm. This new development will provide improvements to the Andover road and also includes a new park and ride (up to 200 cars)²⁰⁷ which should relieve existing inbound congestion problems identified by the Transport Assessment 2008.</p>		
6	Health To improve the health and well-being of all	<p>As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments available for the North area of Winchester Town²⁰⁸. Any increase in development will increase the need for allotments making the shortfall greater and therefore development at any of the sites is considered to have minor negative effects on Health. However, all sites could provide the opportunity to provide additional allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites 2489, 423, 424, and 2081 to improve accessibility (within 480m²⁰⁹) to the existing households in Andover Road/ Berewecke Road/ Berewecke Avenue and Harestock. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p>		
			-	+

²⁰⁷ CALA Homes (2012) Library for Barton Farm – Environmental Assessment (Socio-economic Chapter). Online at <http://www.bartonfarmwinchester.co.uk/highways-infrastructure/> [accessed December 2013]

²⁰⁸ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²⁰⁹ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [accessed December 2013]

Winchester Town North				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
		With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health.		
		Development of any of the sites will generate noise, light and dust, in particular during construction, and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA Objective 15.		
7	Water To protect, enhance and manage water resources in a sustainable way	<p>Sites 418 and 2021 partly fall within an area of medium to high flood risk zone (2 and/or 3)²¹⁰ and it is considered that development as proposed here could lead to major long-term negative effects on water. To avoid these major negative effects it would be suggested that the parts of the sites that are at risk from flooding should be excluded.</p> <p>In addition, all of the sites are located on major aquifers which are considered to be of high vulnerability²¹¹. A number of the sites are also located within a groundwater source protection zone 2 sites: 2489, 423, 424, and 2081²¹².</p> <p>All the sites which are located, in medium to high flood risk zones; on major aquifers with high vulnerability and in a groundwater source protection zone, are considered to have major negative effects on water.</p> <p>Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17.</p>	--	
8	Waste	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy	+	

²¹⁰ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

²¹¹ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

²¹² Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

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Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
	To ensure sustainable waste management	and Principles).		
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+	
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).	+	
11	Biodiversity To conserve and enhance biodiversity	There are no International, national or local nature conservation designations on any of the development sites ²¹³ . However, sites 418 and 2021 house a tributary which flows into the River Itchen SAC and the River Itchen SSSI (approximately 2 km away) which is currently in unfavourable condition ²¹⁴ . In addition, the ecological quality of the River Itchen is considered to be poor at present to the eastern side to which the tributary flows and it is not expected to improve in the future ²¹⁵ . Therefore there could be potential for negative indirect effects on the River, SAC and SSSI	--	0

²¹³ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²¹⁴ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²¹⁵ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

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		<p>surface water pollution during the short-term (during construction) and in the long-term. It is expected that mitigation provided by Policy CP16 will reduce any potential negative effects identified to neutral. However, the tributary could also provide additional habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>). This could lead to major negative effects on Biodiversity.</p> <p>The majority of the sites are bounded by hedgerows and trees (potential wildlife corridors) and as these features can provide habitat for a range of species, it would be recommended that these are retained and enhanced where possible. This would lead to minor positive effects on Biodiversity with synergistic effects on Landscape if retained.</p> <p>The majority of the sites do not contain any BAP habitats with the exception of site 2542 which contains a small section of deciduous woodland²¹⁶ and the loss of this habitat as a result of development could lead to minor negative effects. Sites 418, 2489 and 424 are directly adjacent to a number of BAP priority habitats and therefore there is potential for negative indirect effects on the habitats through noise, light and surface water pollution during the short-term (during construction) and in the long-term. It is expected that mitigation provided by Policy CP16 will reduce any potential negative effects identified to neutral. Potential opportunities exist to extend the BAP habitats identified and create new ones as part of any development for the sites that adjoin these habitats and also for site 2021.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, SINC sites, and sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. However, Lapwings and Stone Curlews have been recorded²¹⁷ in the vicinity of sites which consist of agricultural land. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 – Biodiversity which should prevent any negative effects.</p>	

²¹⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²¹⁷ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

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Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
12	Heritage To protect and enhance built and cultural heritage	There are no listed buildings or Scheduled Monuments ²¹⁸ , conservation areas, historic parks and gardens on or adjacent to the majority of the potential allocation sites. Site 418 is 100 m from two grade II listed buildings and an area designated as a County Historic Park and Garden, although it is separated from these by the main railway line and it is screened by a number of tall trees either side of the railway embankment. Therefore there are unlikely to be any significant effects. The potential for archaeology assets are unknown at this stage although given the rich heritage of the Winchester Town, the potential is likely to be high on all sites. The likelihood of encountering archaeology is considered to be particularly high on sites 2489, 424 and 423 given that they are within 350 m of a Scheduled Monument. In addition, sites 2542, 2021, 418 borders align with the Andover Road which formed part of the roman road which connected Winchester to Salisbury ²¹⁹ . Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. Mitigation is also provided by Winchester District Local Plan Policies HE1 – 8, HE14 and HE17. This should prevent/ reduce negative effects to neutral.		0
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	Many of the sites which do not fall within the urban boundary of Winchester Town or which are not classified as Brownfield are considered to contain grade 3 agricultural land ²²⁰ . The sites which include agricultural land at grade 3 include: 2489 and 2542. As data is not generally available to confirm whether or not the grade 3 land is 3a or 3b, based on the precautionary principle, the loss of this land through development is considered to lead to major negative effects on soils in the long-term. However, data was available to confirm that the majority of sites 423, 424, 418 and 2021 do contain grade 3a agricultural land ²²¹ and therefore there will be major negative effects on soils in the long-term. Furthermore, all of the sites are situated within a Groundwater and Eutrophic Nitrate Vulnerable		-- ++

²¹⁸ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed December 2013]

²¹⁹ Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/>

²²⁰ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²²¹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

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Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542	
		<p>Zone.</p> <p>The sites which are located on Greenfield land outside of the settlement boundary include: 418, 2021, 2489 and 2542. Development on this land could be detrimental to the North of Winchester Town's landscape character types of the Open Arable and Chalk and Clay Farmland²²² leading to minor negative effects. However, development on the sites which do not adjoin the settlement boundary such as 418, 2021 and 2489 could lead to major negative long-term effects on landscape. This area of Winchester Town is the site for a new strategic allocation which will lead to the development of a further 2000 dwellings and as a result any further urbanization or encroachment towards Kings Worthy and the A34 could be detrimental to the landscape character. Site 418 is of a particularly large size and therefore if developed as proposed could lead to the most significant negative effect on landscape without mitigation.</p> <p>Furthermore, sites 423, 424 and 2489 are within a settlement gap (Winchester – Littleton) as defined by policy CP18 of the Local Plan Part 1. Development of these sites could have further major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of Littleton and the North West of Winchester Town. However, if the development on these sites could be reduced and more GI incorporated to blend or soften any new development in the settlement gap which may reduce the magnitude of the negative effects on landscape down to minor.</p> <p>Site 2081 (in part) is located on Brownfield land within the settlement boundary and is thought to have fewer landscape constraints than the other areas and therefore it is considered to be less sensitive than other location in terms of impact on the setting of Winchester Town and other areas. Development of this site could lead to major positive effects if it contains poor quality structures or disused land and its removal as part of new development will improve the quality of the area.</p>	

²²² Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [accessed December 2013]

Winchester Town North				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
14	Built Environment To secure high standards of design	All sites can partly achieve this SA objective through meeting the requirements set out in: the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and vision. In addition, it is likely that site 2081 is likely to meet the requirements of the St Barnabus West Neighbourhood Design Statement ²²³ .		
15	Pollution Minimise local and global sources of pollution	None of the sites are located within an AQMA and the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. Mitigation to deal with the negative effects associated with contamination is provided by Winchester Districts Local Plan Review (2008) saved policy DP13. Sites 2021 and 418 are directly adjacent to a sewage works which means that any new development could be significantly affected by odour and poor air quality leading to major negative effects. It would be recommended that an appropriate buffer zone is created which excludes sensitive residential development if they are to be taken forward. As part of the proposed strategic allocation area 1 studies, sites 418 and 2021 were appraised it was noted that Environmental Health Officer had reported noise from the A34 and the railway line would be an issue for properties nearest the source. Therefore there could be potential for minor negative effects with regard to noise and air quality under Pollution and also Health. It would be recommended that a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects. Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. All the sites which are located in medium to high flood risk zones; on major aquifers with high vulnerability and/ or in a groundwater source protection zone (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development.		

²²³ W.S. Atkins (2007) St Barnabus West Neighbourhood Design Statement. Winchester. Online at www.winchester.gov.uk [accessed December 2013]

Winchester Town North			
Sustainability Objective	Assessment of Effects		
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542		
		Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites closest to the settlement which are brownfield in nature are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic and parking); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects).</p> <p>Compared to other areas of Winchester Town, this area is likely to be the least sensitive in terms of development affecting heritage assets and also Biodiversity assets. However, the likelihood of encountering archaeology is considered to be particularly high on sites 2489, 424 and 423 given that they are within 350 m of a Scheduled Monument. In addition, sites 2542, 2021, 418 borders align with the Andover Road which formed part of the roman road which connected Winchester to Salisbury.</p> <p>The landscape of this part of Winchester Town is of particular concern given that a large area of greenfield land has been allocated as a strategic allocation for approximately 2000 homes. Any further development on greenfield land would result in further urbanization and loss of Winchester Town's character.</p> <p>Key Negative Effects:</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 2542 (in part); 418; 2021; and 2081. Site 2081 if developed would result in the loss of a Equipped Children's & Young People's Space and this type of open space in this particular area of Winchester Town and Winchester Town as a whole is in shortfall. ■ Economy – The majority of sites (except 2081) located in the North are considered to be too remote to support the town centre. ■ Transport – Cumulative negative effects if all sites are taken forward given that the Andover Road and Stockbridge Road already experiences congestion during the AM peak 0800 to 0900. All sites are over 1600 m from the centre of Winchester and therefore are not considered to be in walking distance of the centre. 			

Winchester Town North	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542
	<ul style="list-style-type: none"> Water - All the sites as they are located in one or more of the following: in medium to high flood risk zones (part of 418 and 2021); on major aquifers with high vulnerability (all sites); and in a Groundwater Source Protection Zone (2489, 423, 424 and 2081). Biodiversity - Sites 418 and 2021 house a tributary which flows into the River Itchen SAC and the River Itchen SSSI (approximately 2 km away). The tributary could also provide additional habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>). Landscape and Soils – Sites within the settlement gap: 423, 424 and 2489. Sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 418, 2021 and 2489. Site 418 is of a particularly large size and given it is adjacent to a new strategic allocation which will lead to the development of a further 2000 dwellings and as a result any further urbanization or encroachment towards Kings Worthy and the A34 could be detrimental to the landscape character. Sites on or suspected to be on agricultural land grade 3a or above: 423, 424, 2489, 2542, 418 and 2021. Pollution - Sites 2021 and 418 are directly adjacent to a sewage works. <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> Building Communities – The Brownfield site 2081 (in part) Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. Transport – All sites are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 418, 424 and 2081 are within 0 – 400 m of shops and Sites 423, 424, 2489 and 2081 are within 0 – 400 m of a school. Landscape and Soils – site 2081 is located on Brownfield land within the settlement boundary and has fewer landscape constraints than the other areas and therefore is considered to be less sensitive than other locations in terms of impact on the setting of Winchester Town and other areas. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> The certainty of positive effects on infrastructure (and also health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall in the North and Winchester Town as a whole. Provision of additional natural space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive

Winchester Town North	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 418; 423; 424; 2021; 2081; 2489; and 2542
	<p>effects on Infrastructure and also synergistic positive effects on landscape and biodiversity.</p> <ul style="list-style-type: none"> ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ It would be recommended that a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out before development occurs on sites 2021 and 418 to address the negative effects resulting from proximity to the A34. ■ If development on the sites within the defined settlement gap could be reduced and more GI incorporated, this would help to blend or soften new development on the sites within the gap and this may reduce the magnitude of the negative effects on landscape down to minor. ■ Sites 418 and 2021 partly fall within an area of medium to high flood risk zone and it is suggested, to avoid these major negative effects on water, that the parts of the sites that are at risk from flooding being excluded from development.

Winchester Town North East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites 341, Silver Hill, 2585 (in part) and 2539 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policy WT1 is applicable to all sites. WT1 requires the 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 homes. Development of sites outside of and which do not adjoin the settlement boundary are unlikely to meet the requirements of WT1 leading to minor negative effects. These sites include 2536 and 2507. All other sites are expected to support this policy and therefore lead to minor positive effects.</p> <p>It is anticipated that any increase in development around the town could potentially accommodate an increase in demand for local services and community facilities. All sites could contribute to community facilities under CP21. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (between 0 - 800 m) to provide additional facilities which would be easily accessible to the existing community of Winchester Town. The majority of sites (except for 2470, 2507 and 2558) could achieve these opportunities leading to minor positive effects. Sites 2470, 2507 and 2558 are considered to have relatively poor access to most services and facilities (over 800 m) and their development therefore could lead to minor negative effects for this Objective.</p> <p>Distances to services are discussed under SA Objective 5.</p>	+	-

Winchester Town North East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA Objective.</p> <p>Shortfalls have been identified for three types of open space in Winchester Town as a whole including: Equipped Children's & Young People's Space; Informal Green Space; and Parks, Sports and Recreation Grounds (Parks only)²²⁴. The shortfalls in open space identified for the North East of Winchester Town include²²⁵:</p> <ul style="list-style-type: none"> ■ Allotments – City Centre. ■ Informal Green Space – North East Winnall. ■ Natural Green Space – Abbots Barton (West of Worthy Road). ■ Parks and Recreation Grounds – Park Road and North West Abbots Barton. <p>None of the sites (except 2558) will result in the loss of open space identified in the Winchester District Open Space Strategy 2013/14²²⁶. Any increase in development could put additional pressure on these areas and increase the shortfall which could result in minor negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards, preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce negative effects of any new development but not address the shortfall. The certainty of positive effects could be increased if a requirement to provide additional open space on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural green space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC.</p>	--	+

²²⁴ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²²⁵ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²²⁶ Winchester City Council (2013) Winchester District Local Plan Part 1 Open Space Strategy 2013-2014. Online at <http://www.winchester.gov.uk/planning/open-spaces/open-space-strategy-2013-14/> [accessed December 2013]

Winchester Town North East			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill	
		<p>There could also be positive synergistic effects on landscape from provision of additional open space.</p> <p>Site 2558 contains Equipped Children's & Young People's Space²²⁷ and Informal Green Space and if developed this would be lost. Given the shortfalls in this particular type of open space in Winchester Town and the shortfalls in this particular area of Winchester Town, development is considered likely to lead to major negative effects without mitigation.</p> <p>The following sites house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study²²⁸:</p> <ul style="list-style-type: none"> ■ Woodland²²⁹ – site 2536. ■ Informal green space/ play areas – Site 2558. <p>Development at these sites could result in the loss of these assets or affect their setting and integrity leading to major negative effects. However, protection of green infrastructure is offered by CP 15 and opportunities exist for sites containing GI assets and also for sites adjoining them (2507, 2470, 2536 and 2486) to improve the GI network but the delivery of positive effects is uncertain. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure and also synergistic positive effects on landscape and biodiversity.</p>	
3	Housing	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA	++

²²⁷ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²²⁸ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [accessed December 2013]

²²⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town North East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
	To provide good quality housing for all	Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Some of the larger sites could provide mixed used development such as 2507 to provide additional services and business opportunities.</p> <p>Minor short-term positive effects may be realised through increase in employment during construction.</p> <p>Silver hill could result in the loss of a small amount of employment land leading to minor negative effects, and minor indirect negative effects on health through the loss of a GP surgery, and transport through the loss of the bus station, unless these are to be redeveloped as part of the scheme.</p> <p>Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre within 800 m (341, 2486, 2470, , 2558 and 2585) to help implement the recommendations and also to reinforce the town centre use improving it's' vitality and viability. Development of these sites is likely to lead to minor positive effects in both the medium and long terms. Site 2507 is relatively remote from Winchester Town and is closer to the centres of Headbourne Worthy and Kings Worthy and therefore it is not likely to support the vitality and viability of Winchester Town leading to minor negative effects.</p> <p>Sites 2486, 2585 and 2539 could offer the opportunity to expand/ redevelop the existing Winnall Trading Estate which is an important source of employment for Winchester. Development there</p>		<p>?</p> <p>+</p>

Winchester Town North East				
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		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
		therefore could lead to minor positive effects. For distances to town centre please see SA Objective 5.		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (except for 2486) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Bus service frequency is every 15 – 30 minutes²³⁰. Development at any of the sites above is likely to lead to major long-term positive effects on Transport. Site 2486 is within 400 – 800 m of a bus stop and therefore development is likely to lead to minor positive effects.</p> <p>In terms of access to other services and facilities the following has been found²³¹:</p> <ul style="list-style-type: none"> Access to shops – Sites 341, 2486 and 2539 (also 2585 and Silver Hill not surveyed), and are within 0 – 400 m of shops (major positive effects); and sites 2470, 2507, 2536, and 2558, are within 800 – 1600 m of shops (minor negative effects). Access to Schools – Sites 2486(also 2585 and Silver Hill not surveyed), and 341 are within 0 – 400 m of a school (major positive effects); sites 2536 and 2539 are within 400 – 800 m of a school (minor positive effects); and sites 2470, 2507, and 2558, are within 800 - 1600 m of a school (minor negative effects). <p>Sites 341 and Silver Hill are within 0 – 400 m of the town centre and are therefore deemed to be easily accessible leading to major positive effects. Redevelopment of the Silver Hill site may result in the loss of the existing bus station, which has the potential for minor negative effects on transport. Site 2072 is within 400 to 800 m of the town centre and therefore is it accessible leading to minor positive effects. Sites 2558, 2470, 2536, 2486, 2539 and 2585 are between 800 – 1600 m from the centre of Winchester (high street) and as a result they are considered to be remote in terms of walking distance and therefore their development could lead to minor negative effects. Site 2507</p>	+	--

²³⁰ Stage Coach Group Plc (2013) Stage Coach Bus timetables – Routes 1 and Spring. Online at www.stagecoachbus.com [accessed December 2013]

²³¹ Google (2013) Google Earth. Online at www.google.co.uk [accessed December 2013]

Winchester Town North East			
Sustainability Objective		Assessment of Effects	
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		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill	
		<p>is over 1600 m from the centre of Winchester and therefore is considered not to be in walking distance of the centre and as a result to have major negative effects on this SA Objective.</p> <p>Traffic congestion has been identified around junction 9 of the M3 and at certain times of the day the traffic is backed up from the Tesco roundabout almost as far as the Spitfire roundabout²³². Funding is allocated for improvements to junction 9 in 2013 which may alleviate some congestion there is still likely to be substantial traffic from the M3 and A34²³³. A major enhancement scheme is under consideration which if agreed will happen during the period 2015 – 2019²³⁴. This is also confirmed by the Winnall Community Plan²³⁵. Further development on sites 2486 and 2539 is likely to exacerbate existing transport congestion at junction 9 leading to minor negative effects in the long-term unless mitigation is provided. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling.</p> <p>In addition, the Worthy Road to Alresford experiences congestion during the AM peak 0800 to 0900 and observation suggests that these routes can have substantial queues in the Am Peak²³⁶. The main causes are the convergence of Stockbridge Road, Andover Road and Worthy Road/Worthy Lane at the City Road junction and the Southgate Street approach to the city centre from St Cross Road. It is likely that development at the other sites will increase traffic on these roads, particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is</p>	

²³² Chilcomb Parish Council (May 2013) The Chilcomb Parish Plan. Online at www.winchester.gov.uk [accessed December 2013].

²³³ Chilcomb Parish Council (May 2013) The Chilcomb Parish Plan. Online at www.winchester.gov.uk [accessed December 2013].

²³⁴ Chilcomb Parish Council (May 2013) The Chilcomb Parish Plan. Online at www.winchester.gov.uk [accessed December 2013].

²³⁵ The Winnall Community (2011) The Winnall Community Plan. Online at www.winchester.gov.uk [accessed December 2013].

²³⁶ MVA Consultancy (2008) Winchester District Local Development Framework Transport Assessment. Online at www.winchester.gov.uk [accessed December 2013]

Winchester Town North East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
		provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. Site 2539 are within 150 m of National Cycle Route 23 and as a result there could be opportunities to enhance the existing cycle route which would lead to positive effects if a requirement was inserted into the site allocation policy wording.		
6	Health To improve the health and well-being of all	<p>As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments available in this area of Winchester Town²³⁷. Any increase in development will increase the need for allotments, making the shortfall greater and therefore development at any of the sites is considered to have minor negative effects on Health. However, all sites could provide the opportunity to provide additional allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites within settlement boundary (341, 2072, Silver Hill and 659) to improve accessibility (within 480m) to the existing households in the City centre. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health.</p>	-	+

²³⁷ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

Winchester Town North East			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill	
		Development of any of the sites will generate noise, light and dust, in particular during construction, and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15.	
7	Water To protect, enhance and manage water resources in a sustainable way	Sites 2536, Silver Hill and 341 either in whole or in part fall within an area of medium to high flood risk zone (2 and 3) and all of the sites are located on major aquifers which are all considered to be of high vulnerability ²³⁸ . It would be recommended that sites which partly fall within areas of flood risk were reduced in size to exclude the parts which are at risk from flooding to prevent the major negative effects. Therefore, development on any of these sites could lead to major long-term negative effects on water. Short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas. Mitigation for surface water run-off is provided under CP17 – Flooding, Flood risk and the Water Environment which should reduce/ prevent any negative effects.	--
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	+
9	Climate Change	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and	+

²³⁸ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

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Sustainability Objective		Assessment of Effects		
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		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).		
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	There are no international, national or local nature conservation designations on any of the development sites ²³⁹ . However, sites 2507, 2536, Silver Hill and 2486 are directly adjacent to the River Itchen SAC and the River Itchen SSSI which is currently in unfavourable condition ²⁴⁰ . In addition, the ecological quality of the river is considered to be poor at present to the eastern side (sites 2486 and 2585) and be good on the western side (sites 2507, 2536 and 2470) and the eastern side it is not expected to improve in the future ²⁴¹ . Therefore there could be potential for negative indirect effects on the River, SAC and SSSI through noise, light and surface water pollution during the short-term (during construction) and in the long-term. It is expected that mitigation provided by Policy CP16 will reduce any potential negative effects identified neutral. However, site 2536 also contains the BAP priority habitat of deciduous woodland ²⁴² which could provide supporting		

²³⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁴⁰ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁴¹ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013].

²⁴² Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

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		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
		<p>habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>). This could lead to major negative effects on Biodiversity.</p> <p>The majority of the sites are bounded by hedgerows and trees (potential wildlife corridors) and as these features can provide habitat for a range of species, it would be recommended that these are retained and enhanced where possible. This would lead to minor positive effects on biodiversity with synergistic effects on Landscape if retained.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details). However, Lapwings and Stone Curlews have been recorded²⁴³ in the vicinity of sites which consist of agricultural land. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 – Biodiversity which should prevent any negative effects.</p>		
12	Heritage To protect and enhance built and cultural heritage	<p>There are no listed buildings or Scheduled Monuments²⁴⁴, conservation areas, historic parks and gardens on the majority of the potential allocation sites. Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character and DS1 – Development Strategy and Principles. This should reduce/ prevent any negative effects.</p> <p>A number of the sites are within 100 m of a number of designated heritage assets and therefore these could have the potential to indirectly affect the designated asset leading to minor negative effects. The sites include: 2507 and Silver Hill (adjacent to a Scheduled Monument and 2507 is also near to a County Historic park and Garden); and 2558, 2470, 2536, and 341 (listed Buildings). Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character and DS1 – Development Strategy and Principles. This should reduce/ prevent any negative effects.</p>	0	--

²⁴³ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁴⁴ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed December 2013].

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		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill		
		<p>Silver Hill is within the Winchester Conservation Area and is adjacent to a number of Listed Buildings²⁴⁵ and therefore has the potential for major negative long-term effects on heritage.</p> <p>The potential for archaeology assets are unknown at this stage although given the rich heritage of the Winchester Town, the potential is likely to be high on all sites. Site 2507, which is within 500 m of a Scheduled Monument, has a particularly high potential to encounter archaeology if developed. Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to neutral.</p>		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>Site 2536 is considered to be located on grade 4 agricultural land²⁴⁶ which is of poor quality and therefore their loss could lead to minor negative effects in the long-term.</p> <p>Furthermore, all of the sites are situated within a Groundwater and Eutrophic Nitrate Vulnerable Zone.</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under part of site 2507 and under site 2536²⁴⁷. These reserves are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p>		
		--	+	+

²⁴⁵ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed December 2013].

²⁴⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁴⁷ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#) [accessed December 2013]

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		Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill	
		<p>Sites 2486 and 2885 (in part) are located within the South Downs National Park²⁴⁸. Development here could be detrimental to the purposes of the National Park if developed as proposed which could lead to major long-term negative effects.</p> <p>The sites which are located on Greenfield land outside of the settlement boundary include: 2470, 2486, 2507, 2536 and 2885. Development on this land could be detrimental to the North East of Winchester Town's landscape character types of the River Valley Side and River Valley Floor ²⁴⁹ leading to minor negative effects. However, development on the sites which do not adjoin the settlement boundary such as 2507 and 2536 could lead to major negative long-term effects on landscape.</p> <p>The development of Greenfield site2558 within the settlement boundary is considered to lead to minor negative effects.</p> <p>Furthermore, site 2570 is within a settlement gap (Winchester – Kings Worthy/ Headborne Worthy) as defined by policy CP18 of the Local Plan Part 1. Development of this site could have further major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of Kings Worthy/ Headborne Worthy and the North East of Winchester Town. However, if the development on this site could be reduced and more GI incorporated to blend or soften any new development in the settlement gap which may reduce the magnitude of the negative effects on landscape down to minor.</p> <p>Sites 341, Silver Hill, 2585 (in part) and 2539 are located on Brownfield land within the settlement boundary and have fewer landscape constraints than the other areas and therefore they are</p>	

²⁴⁸ Natural England (2009) South Downs national Park Designation Confirmation. Online at http://www.naturalengland.org.uk/Images/map-46_tcm6-14912.pdf [accessed December 2013].

²⁴⁹ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [accessed December 2013].

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		considered to be less sensitive than other location in terms of impact on the setting of Winchester Town and other areas. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.		
14	Built Environment To secure high standards of design	All sites can partly achieve this SA objective through meeting the requirements set out in: the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and vision. It is likely that the development of sites 2486, 2539 and 2585 could help to achieve the majority of actions set out in the Winnall Community Plan leading to minor positive effects ²⁵⁰ .	+	
15	Pollution Minimise local and global sources of pollution	None of the sites contain overhead power cables. The potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. However, sites 2536 2486 and 2585 are adjacent to historic landfill sites and therefore the potential for contamination is more likely. Mitigation is provided by Winchester Districts Local Plan Review (2008) saved policy DP13 which should reduce/ prevent any potential negative effects resulting from contamination. Silver Hill is within the Winchester AQMA and therefore there is potential for major negative effects resulting from development through increasing emissions but also negative effects on sensitive new residential development. Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on Pollution and Health. All the sites which are located in medium to high flood risk zone, on major aquifers with high or intermediate vulnerability, and/ or in a groundwater source protection zone (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development. Appropriate phasing of sites, time restrictions	-	--

²⁵⁰ The Winnall Community (2011) The Winnall Community Plan. Online at www.winchester.gov.uk [accessed December 2013].

Winchester Town North East			
Sustainability Objective	Assessment of Effects		
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		on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites closest to the settlement, which are brownfield in nature are likely to positively progress the majority of the SA Objectives compared to other sites. This area of Winchester Town has a wealth of heritage assets which could make it particularly sensitive to new development. The majority of the sites have good access or are in close proximity to the main town centre. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic is a particular problem and could be worsened); Biodiversity (particularly sensitive due to proximity to international and national nature conservation designations); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.</p> <p>Key Negative Effects:</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 2536, and 2558. Site 2558 (in part) if developed would result in the loss of Equipped Children's & Young People's Space and this type of open space in this particular area of Winchester Town and Winchester Town as a whole is in shortfall. ■ Transport – Cumulative negative effects if all sites are taken forward given that the Worthy Road to Alresford experiences congestion during the AM peak 0800 to 0900. Site 2507 is over 1600 m from the centre of Winchester and therefore is considered not to be in walking distance of the centre. ■ Water - Sites 2536, Silver Hill and 341 either in whole or in part fall within an area of medium to high flood risk zone (2 and/or 3) and all of 			

Winchester Town North East	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill
	<p>the sites are located on major aquifers which are all considered to be of high vulnerability.</p> <ul style="list-style-type: none"> Biodiversity - Site 2536 is adjacent the River Itchen SSSI and SAC and contains the BAP priority habitat of deciduous woodland²⁵¹ which could provide supporting habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>). Landscape and Soils – Site 2570 is within a settlement gap (Winchester – Kings Worthy/ Headborne Worthy) as defined by policy CP18 of the Local Plan Part 1. There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under part of site 2507 and under site 2536. Site 2486 and part of site 2585 are located within the South Downs National Park. Sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 2507 and 2536. Site 2507 on or suspected to be on agricultural land grade 3a or above. Heritage – Silver Hill is within the Winchester Conservation Area and is adjacent to a SAM and number of Listed Buildings. Pollution – Silver Hill is within the AQMA. <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> Building Communities – The Brownfield sites including 34, Silver Hill1 and 2539. Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. Transport – All sites (except for 2486) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Site 341 is within 0 – 400 m of the town centre and is therefore deemed to be easily accessible from the centre. Site 341 is within 0 – 400 m of shops and schools and 2539 is within 0 – 400 m of a school. Landscape and Soils – Sites 341, Silver Hill and 2539 are located on Brownfield land within the settlement boundary. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> The certainty of positive effects on infrastructure (and also health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space.

²⁵¹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town North East	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 341, 2470, 2486, 2507, 2536, 2539, 2558, 2585 and Silver Hill
	<ul style="list-style-type: none"> ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ If development on the sites within the defined settlement gap could be reduced and more GI incorporated, this would help to blend or soften new development on the sites within the gap and this may reduce the magnitude of the negative effects on landscape down to minor. ■ It would be recommended that sites which partly fall within areas of flood risk were reduced in size to exclude the parts which are at risk from flooding to prevent the major negative effects on Water.

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including 2474 (in part), 1951 (part), 2417 and 1831, should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policy WT1 is applicable to all sites. WT1 requires the 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 homes. Development of sites outside of and which do not adjoin the settlement boundary are unlikely to meet the requirements of WT1 leading to minor negative effects. These sites include: 1831; and 2437. All other sites are expected to support this policy and therefore lead to minor positive effects.</p> <p>It is anticipated that any increase in development around the town could potentially accommodate an increase in demand for local services and community facilities. All sites could contribute to community facilities under CP21. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (between 0 - 800 m) to provide additional facilities which would be easily accessible to the existing community of Winchester Town. The majority of sites (except for 2437) could achieve these opportunities leading to minor positive effects. Site 2437 is considered to have relatively poor access to most services and facilities (over 800 m) and its development therefore could lead to minor negative effects for this Objective.</p> <p>Distances to services are discussed under SA Objective 5.</p>	+	-

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective.</p> <p>Shortfalls have been identified for three types of open space in Winchester Town as a whole including: Equipped Children's & Young People's Space; Informal Green Space; and Parks, Sports and Recreation Grounds (parks only)²⁵². The shortfalls in open space identified for the South East of Winchester Town include²⁵³:</p> <ul style="list-style-type: none"> ■ Allotments – City Centre. ■ Natural Space – Highcliffe. <p>Apart from site 2471, none of the sites will result in the loss of open space identified in the Winchester District Open Space Strategy 2013/14²⁵⁴. Any increase in development could put additional pressure on these areas and increase the shortfall which could result in minor negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards, preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce negative effects of any new development but not address the shortfall. The certainty of positive effects could be increased if a requirement to provide additional open space on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space.</p> <p>Site 2417 contains a large area of sports ground and if developed this would be lost. Although this</p>		
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²⁵² Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²⁵³ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²⁵⁴ Winchester City Council (2013) Winchester District Local Plan Part 1 Open Space Strategy 2013-2014. Online at <http://www.winchester.gov.uk/planning/open-spaces/open-space-strategy-2013-14/> [accessed December 2013].

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
		<p>type of open space is not in shortfall in Winchester as a whole, its removal would remove access to this type of open space in this part of Winchester Town and therefore its loss is considered likely to lead to major negative effects.</p> <p>The following sites house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study²⁵⁵:</p> <ul style="list-style-type: none"> ■ Woodland²⁵⁶ – site 1951. ■ Sports ground – site 2417. <p>Development at these sites could result in the loss of these assets or affect their setting and integrity leading to major negative effects. However, protection of green infrastructure is offered by CP 15 and opportunities exist for sites containing GI assets and also for sites adjoining them to improve the GI network but the delivery of positive effects is uncertain. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on infrastructure and also synergistic positive effects on landscape and biodiversity.</p>		
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.	++	
4	Economy and Employment	It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage.	?	+

²⁵⁵ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [accessed December 2013].

²⁵⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
	To maintain the buoyant economy and develop greater diversity that meets local needs	<p>Some of the larger sites could provide mixed used development such as 2417, 1831 and 2538 to provide additional services and business opportunities.</p> <p>Minor short-term positive effects may be realised through increase in employment during construction.</p> <p>Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre within 800 m (1951, 2134, 2417, 2474 and 2590) to reinforce the town centre use improving its vitality and viability. Development of these sites is likely to lead to minor positive effects in both the medium and long terms. Sites 1831, 2437 and 2538 are considered to be remote from the Town centre and therefore are unlikely to support the vitality and viability of the town center leading to minor negative effects in the long-term.</p> <p>For distances to town centre please see SA Objective 5.</p>		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (except for 2437 and 1831) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Bus service frequency is every 60 minutes²⁵⁷. Development at any of the sites above is likely to lead to major long-term positive effects on Transport. Site 1831 is within 400 – 800 m of a bus stop and therefore development is likely to lead to minor positive effects. Site 2437 is over 1600 m to a bus stop and therefore development is likely to lead to major negative effects.</p> <p>In terms of access to other services and facilities the following has been found²⁵⁸:</p> <ul style="list-style-type: none"> Access to shops – Sites 1831, 1951, 2134, 2417, 2474, and 2538 are within 0 – 400 m of shops (major positive effects); and site 2437 is within 800 – 1600 m of shops (minor negative effects). Access to Schools – Sites 2417 and 2474 are within 400m of a school. Sites 1831, 1951, 2134 and 2538 are within 400 – 800 m of a school (minor positive effects); and site 2437 is over 1600 m (major negative effects). 		



²⁵⁷ Stage Coach Group Plc (2013) Stage Coach Bus timetables – Route 4. Online at www.stagecoachbus.com [accessed December 2013].

²⁵⁸ Google (2013) Google Earth. Online at www.google.co.uk [accessed December 2013].

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
		<p>Sites 1951, 2134 and 2590 are within 0 – 400 m of the town centre are therefore are deemed to be easily accessible leading to major positive effects. Site 2417 and 2474 is within 400 to 800 m of the town centre and therefore is it accessible leading to minor positive effects. Sites 1831 and 2538 are between 800 – 1600 m from the centre of Winchester and as a result they are considered to be remote and therefore their development could lead to minor negative effects. Site 2437 is over 1600 m from the centre of Winchester is therefore considered not to be in walking distance of the centre and as a result to have major negative effects on this SA Objective.</p> <p>Issues of traffic management at junction of East Hill and Peterfields Road have been identified.²⁵⁹ As a result it is likely that development at any of the site locations will increase traffic at this junction but also on local roads, particularly during construction, leading to short and long-term minor negative effects. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling.</p> <p>Sites 1951 and 2417 are within 150 m of National Cycle Route 23 and as a result there could be opportunities to connect these sites or enhance the existing cycle route which would lead to positive effects if a requirement was inserted into the site allocation policy wording.</p>		
6	Health	All sites could provide the opportunity to contribute towards additional allotment land to address the new demand from any additional development proposed. Greater opportunities exist for the		
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²⁵⁹ St Giles Hill Residents & Winchester City Council (2011) St Giles Hill Neighbourhood Design Statement. Online at <http://www.winchester.gov.uk/planning-policy> [accessed December 2013].

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
	To improve the health and well-being of all	<p>sites 2134, 1951 to improve accessibility (within 480m²⁶⁰) to the existing households in the City centre. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on Health and also well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on Health.</p> <p>Furthermore, sites 1831, 2417, 2437, 2474 and 2538 are in a Radon Action Required Area²⁶¹ which means that there could be minor negative effects on Health if developed.</p> <p>Development of any of the sites will generate noise, light and dust, in particular during construction, and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under SA Objective 15.</p>		
7	Water To protect, enhance	<p>Sites 2134 and 2417 fall partly within and site 1951 falls within an area of medium to high flood risk zone (2 and/or 3)²⁶² and it is considered that development as proposed here could lead to major long-term negative effects on water. It would be recommended that sites 2417, 2134 be reduced</p>		
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²⁶⁰ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [accessed December 2013].

²⁶¹ Winchester City Council (December 2012) Information from the Council GIS database

²⁶² Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

Winchester Town South East			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590	
	and manage water resources in a sustainable way	<p>in size to exclude the parts which are at risk from flooding to prevent the major negative effects. In addition, all of the sites except for 2437 are located on major aquifers which are considered to be of high vulnerability²⁶³. All the sites which are located in medium to high flood risk zones and on major aquifers with high or intermediate vulnerability are considered to have major negative effects on water.</p> <p>Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17.</p>	
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	+
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+
10	Sustainable Construction	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero	+

²⁶³ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013]

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
	To promote the sustainable design and construction of buildings and places	Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International, national or local nature conservation designations on any of the development sites²⁶⁴. However, site 1951 is directly adjacent to the River Itchen SAC and the River Itchen SSSI which is currently in unfavourable condition²⁶⁵. In addition, the ecological quality of the river is considered to be poor at present and it is not expected to improve in the future²⁶⁶. Therefore there could be potential for negative indirect effects on the River, SAC and SSSI through noise, light and surface water pollution during the short-term (during construction) and in the long-term. It is expected that mitigation provided by Policy CP16 will reduce any potential negative effects identified to neutral. Site 1951 also contains the BAP priority habitat of and deciduous woodland²⁶⁷. In addition, site 1951 may contain the BAP priority habitat of Coastal and Floodplain Grazing Marsh²⁶⁸; however, the effects are considered to be uncertain at this stage until lower level assessment are carried out.</p> <p>The majority of the sites are bounded by hedgerows and trees (potential wildlife corridors) and as these features can provide habitat for a range of species, it would be recommended that these are retained and enhanced where possible. This would lead to minor positive effects on biodiversity with synergistic effects on Landscape if retained.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, the SINC site, sites with wildlife corridors and sites with Tree</p>		

²⁶⁴ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁶⁵ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁶⁶ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013].

²⁶⁷ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁶⁸ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
		Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. Temporary disturbance may be likely during construction. However, Lapwings and Stone Curlews have been recorded ²⁶⁹ in the vicinity of sites which consist of agricultural land. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 – Biodiversity which should prevent any negative effects.		
12	Heritage To protect and enhance built and cultural heritage	<p>Site 2134 is located within the Winchester Cathedral Close Scheduled Monument; however, there is likely to be some potential for development it is not considered an absolute constraint an absolute constraint. Some of the site houses are listed buildings which if developed could result in their loss leading to major negative effects. Site 2134 is located within the Winchester Cathedral Close Scheduled Monument and contains a number of listed buildings.</p> <p>The site is also located within the Winchester Town Conservation Area and is within 100 m of other listed buildings and a County historic Parks and Garden. However any indirect negative effects on these particular heritage assets is likely to be prevented/ reduced by policies CP20 – Heritage and Landscape Character and DS1 – Development Strategy and Principles.</p> <p>Sites 1951 and 2590 are also located within the Winchester Town Conservation Area and therefore there is potential for minor negative effects in the short-term (construction) and the long-term (operation and then decommissioning). Site 1951 is also adjacent to a Scheduled Monument, a county historic park and garden and in close proximity to several listed structures²⁷⁰. The development of this site could have the potential to directly affect the setting of the heritage assets. Again, protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to neutral.</p> <p>Furthermore, the potential for archaeology assets are unknown at this stage although given the</p>	--	0

²⁶⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁷⁰ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed December 2013]

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
		rich heritage of the area, the potential is likely to be high on all sites. Sites 1951, 2134 and 2590, which are within 500 m of a Scheduled Monument, are considered to have a particularly high potential to encounter archaeology if developed. Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to neutral.		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>Many of the sites within this part of Winchester Town fall within the urban boundary of Winchester Town and do not contain agricultural land²⁷¹. However, site 2437 contains agricultural land which has been recorded as grade 2. As a result, the loss of this land through development is considered to lead to major negative effects on soils in the long-term.</p> <p>Furthermore, all of the sites are situated within a Groundwater and Eutrophic Nitrate Vulnerable Zone.</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under site 1951²⁷². These are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>Site 2437 is located within the South Downs National Park²⁷³. Development here could be detrimental to the purposes of the National Park if developed as proposed which could lead to major long-term negative effects.</p>	--	+

²⁷¹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁷² [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report 2013](#) [accessed December 2013].

²⁷³ Natural England (2009) South Downs national Park Designation Confirmation. Online at http://www.naturalengland.org.uk/Images/map-46_tcm6-14912.pdf [accessed December 2013].

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
		<p>The sites which are located on Greenfield land outside of the settlement boundary include: 2417, 2437 and 2538. Development on this land could be detrimental to the South East of Winchester Town's landscape character types of River Valley side and Open Arable²⁷⁴ leading to minor negative effects. However, development on the Greenfield sites which do not adjoin the settlement boundary such as 2437 could lead to major negative long-term effects on landscape.</p> <p>Sites 1831, 2417 and 2538 contain trees with tree preservation orders and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if this site is to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.</p> <p>Sites 2134, 2474 and 2590 are located on Brownfield land within the settlement boundary and have fewer landscape constraints than the other areas and therefore they are considered to be less sensitive than other location in terms of impact on the setting of Winchester Town and other areas. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p>		
14	Built Environment	All sites can partly achieve this SA objective through meeting the requirements set out in: the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality		
			-	+

²⁷⁴ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [accessed December 2013].

Winchester Town South East				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
	To secure high standards of design	design) and vision. Site 2471 is opposite a panoramic view identified to be protected in the St. Giles Hill Neighbourhood Design Statement. Development here could impair the view leading to minor negative effects ²⁷⁵ .		
15	Pollution Minimise local and global sources of pollution	Site 2590 is partly within an AQMA, but none of the sites have overhead power cables. All the sites which are located in medium to high flood risk zones and on major aquifers with high or intermediate vulnerability (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development. In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. Site 2417 is adjacent to a waste processing depot where non-hazardous waste as well as asbestos waste has been disposed-deposited in or on the land. Mitigation is provided by Winchester Districts Local Plan Review (2008) saved policy DP13 to reduce any negative effects. Sites 2538 and 1831 are within 100 m of the M3 and as a result there could be air quality and noise issues at the sites leading to minor negative effects. It would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects. In addition, site 2437 is located adjacent to a sewage farm and within 50 m of a rifle range (ranges are normally open 6 days a week with firing times between 0800 and 1630 hrs ²⁷⁶) which could lead to major negative effects with regard to odour, noise and air quality. As recommended for sites 2538 and 1831, a noise and air quality (to include odour) assessment should be carried out which should confirm effects and provide suitable mitigation as appropriate.	-	--

²⁷⁵ St Giles Hill Residents & Winchester City Council (2011) St Giles Hill Neighbourhood Design Statement. Online at <http://www.winchester.gov.uk/planning-policy> [accessed December 2013].

²⁷⁶ Defence Estates (no date) ATE Home Counties – Facilitating Training and Protecting the Environment. Ministry of Defence. Online at http://www.normandycoysomersetarmycadetforce.org.uk/Downloads/Defence_Estates_Home_Counties_Users_Guide.pdf [accessed December 2013]

Winchester Town South East			
Sustainability Objective	Assessment of Effects		
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
	Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590		
		Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that most of the sites are likely to positively progress the majority of the SA Objectives compared to sites in the other areas of Winchester Town. Most are within or adjoin the settlement boundary. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution (proximity to M3); Landscape; Biodiversity (particularly sensitive due to proximity of SAC and SSSI) Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites. There are a number of heritage assets within the area with a high potential for archaeology to be present.</p> <p>Key Negative Effects:</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 1951 and 2417. Site 2417 contains a large area of sports ground and if developed this would be lost. Although this type of open space is not in shortfall in Winchester overall, its removal would remove access to this type of open space in this part of Winchester Town. ■ Transport – Site 2437 is over 1600 m to a bus stop and is over 1600 m from a school. Site 2437 is over 1600 m from the centre of Winchester and therefore is considered not to be in walking distance of the centre. ■ Water - Sites 2417 and 2134 fall partly within and site 1951 falls within an area of medium to high flood risk zone (2 and/or 3). In addition, all of the sites except for 2437 are located on major aquifers which are considered to be of high vulnerability. ■ Heritage – Site 2134 is located within the Winchester Cathedral Close Scheduled Monument and contains a number of listed buildings. However, there is likely to be some potential for development it is not considered an absolute constraint an absolute constraint. ■ Landscape and Soils – There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under site. Site 2437 is 			

Winchester Town South East	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590
	<p>also located within the South Downs National Park. Site 2437 is on Greenfield land outside of the settlement boundary and is located on agricultural land grade 2.</p> <ul style="list-style-type: none"> ■ Pollution - Site 2437 is located adjacent to a sewage farm and within 50 m of a rifle range. Site 2590 is partly within the AQMA. <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities – The Brownfield sites including 1831, 1951 (part), 2134, 2474 and 2590 . ■ Housing – All sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. ■ Transport – All sites (except for 1831 and 2437) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 1831, 1951, 2134, 2417, 2474 and 2538 are within 0 – 400 m of shops. Sites 1951, 2134 and 2590 are within 0 – 400 m of the town centre are therefore are deemed to be easily accessible. ■ Landscape and Soils – Sites 2134, 2474 and 2590 are located on Brownfield land within the settlement boundary. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> ■ The certainty of positive effects on Infrastructure (and also Health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space. ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ Sites 2538 and 1831 are within 100 m of the M3 and as a result there could be air quality and noise issues. It would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects on Pollution. ■ Site 2437 is located adjacent to a sewage farm and within 50 m of a rifle range could lead to major negative effects with regard to odour, noise and air quality. It would be recommended that a noise and air quality (to include odour) assessment should be carried out which should confirm effects and provide suitable mitigation as appropriate.

Winchester Town South East	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 1831, 1951, 2134, 2417, 2437, 2474, 2538 and 2590
	<ul style="list-style-type: none"> It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure and also synergistic positive effects on landscape and biodiversity. Sites 1831, 2417 and 2538 contain trees with Tree Preservation Orders (TPOs) and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if this site is to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified. It would be recommended that sites 1951, 2417 and 2134 be reduced in size to exclude the parts which are at risk from flooding to prevent the major negative effects.

Winchester Town South West				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including 1827, 1829, 2586, 2589 (in part), and 2420 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policy WT1 is applicable to all sites. WT1 requires the 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 homes. Development of sites outside of and which do not adjoin the settlement boundary are unlikely to meet the requirements of WT1 leading to minor negative effects. These sites include: 2394, 2537 and 2540. All other sites are expected to support this policy and therefore lead to minor positive effects.</p> <p>It is anticipated that any increase in development around the town could potentially accommodate an increase in demand for local services and community facilities. All sites could contribute to community facilities under CP21. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (between 0 - 800 m) to provide additional facilities which would be easily accessible to the existing community of Winchester Town. Sites 2537, 2540 and 2394 are considered to have relatively poor access to most services and facilities (not adjacent to the settlement) and their development could lead to minor negative effects for this Objective.</p> <p>Distances to services are discussed under SA Objective 5.</p>		
			+	-
			+	
2	Infrastructure	All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy		
			--	?

Winchester Town South West		
Sustainability Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589	
To provide for the timely delivery of infrastructure suitable to meet community needs	<p>and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA Objective.</p> <p>Shortfalls have been identified for three types of open space in Winchester Town as a whole including: Equipped Children's & Young People's Space; Informal Green Space and Parks, Sports and Recreation Grounds (parks only)²⁷⁷. The shortfalls in open space identified for the South West of Winchester Town include²⁷⁸:</p> <ul style="list-style-type: none"> ■ Equipped Children's and young People's Space – St Cross area. ■ Allotments – City Centre and Kilham Lane/ Woodfield Drive. ■ Informal Green Space – East St Cross and Oliver's Battery. ■ Natural Space – Romsey Road and Sleepers Hill. ■ Sports Grounds – Oliver's Battery and Badger Farm ■ Parks and Recreation Grounds – St Cross (Grange Road). <p>Most of the sites will result in the loss of open space identified in the Winchester District Open Space Strategy 2013/14²⁷⁹ however; site 2589 is partly within the Thurmond Crescent, Stanmore recreational area and could lead to major negative effects if lost. Any increase in development could put additional pressure on these areas and increase the shortfall which could result in minor negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards, preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce negative effects of any new development but not address the shortfall. The certainty of positive effects could be increased if a requirement to provide additional open space on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive</p>	

²⁷⁷ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²⁷⁸ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²⁷⁹ Winchester City Council (2013) Winchester District Local Plan Part 1 Open Space Strategy 2013-2014. Online at <http://www.winchester.gov.uk/planning/open-spaces/open-space-strategy-2013-14/> [accessed December 2013].

Winchester Town South West		
Sustainability Objective	Assessment of Effects	
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	Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589	
	<p>synergistic effects on biodiversity and landscape.</p> <p>The following sites house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study²⁸⁰:</p> <ul style="list-style-type: none"> ■ Woodland²⁸¹ – sites 2540 (in part) and 420 (in part). ■ SINCs – site 2540 (in part). ■ Ancient Woodland²⁸² – site 2540 (in part). ■ Golf Courses – site 420. ■ County Historic Parks and Gardens – sites 2104 and 419. ■ Rights of Way (within the site's boundary) – site 420 and 2540. ■ National Long Distance Paths (within the site's boundary) – site 2540. ■ CROW Access Land – site 2022 (in part). ■ Registered Common land – site 2022 (in part). <p>Development at these sites could result in the loss of these assets or affect their setting and integrity leading to major negative effects. However, protection of green infrastructure is offered by CP 15 and opportunities exist for sites containing GI assets and also for sites adjoining them (2394 and 2444) to improve the GI network but the delivery of positive effects is uncertain. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure and also synergistic positive effects on landscape and biodiversity.</p>	

²⁸⁰ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [accessed December 2013].

²⁸¹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁸² Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town South West				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
3	Housing To provide good quality housing for all	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.		++
4	Economy and Employment To maintain the buoyant economy and develop greater diversity that meets local needs	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Some of the larger sites could provide mixed used development such as 2540, 420, 2022 and 2394 to provide additional services and business opportunities.</p> <p>Minor short-term positive effects may be realised through increase in employment during construction.</p> <p>A number of sites currently provide employment including 2420²⁸³, 2540, 1827 and 1829 and given the level of employment on each site there are likely to be major negative cumulative effects resulting from their loss.</p> <p>Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre within 800 m (sites to the north of Stanmore Lane, Kilham Lane and Lower Stanmore Lane including 1827, 1829, 2545 and 2548 to reinforce the town centre use improving it's' vitality and viability. Development of these sites is likely to lead to minor positive effects in both the medium and long terms. Sites 2394, 2444, 419, 2540, 501, 420, 2022 and 2537 are considered to be remote from the town centre and would need to provide additional facilities and services to ensure that the needs of new housing are met – minor negative effects.</p>		? --

²⁸³ Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/> [accessed December 2013].

Winchester Town South West				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
		For distances to town centre please see SA Objective 5.		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites (except for 419, 2022 and 2444) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Bus service frequency is every 15 - 60 minutes²⁸⁴. Development at any of the sites above is likely to lead to major long-term positive effects on Transport. Sites 419, 2022 and 2444 are within 400 - 800 m of a bus stop and therefore development is likely to lead to minor positive effects.</p> <p>In terms of access to other services and facilities the following has been found²⁸⁵:</p> <ul style="list-style-type: none"> Access to shops – Sites 420 and 2104 are within 0 - 400 m of shops (major positive effects); sites 419, 1827, 1829, 2022, 2589 (not surveyed), 2586 (not surveyed), 2030, 2444, 2537, 2545, 2548 are within 400 - 800 m of shops (minor positive effects); sites 2394 and 2420 are within 800 - 1600 m of shops (minor negative effects); and sites 501 and 2540 are over 1600 m (major negative effects). Access to Schools – Sites 2022, 2030, 2394 and 2537 are within 0 - 400 m of schools (major positive effects); sites 419, 420, 1827, 1829, 2104, 2589 (not surveyed), 2586 (not surveyed), 2420, 2444, 2545 and 2548 are within 400 - 800 m of a school (minor positive effects); and site 501 is within 800 - 1600 m of a school (minor negative effects). <p>Sites 1827, 1829, 2545 and 2548 are up to 800 m from the town centre and therefore accessible leading to minor positive effects. Sites 2030, 2104 and 2420 are between 800 - 1600 m from the centre of Winchester (high street) and as a result they are considered to be remote and therefore their development could lead to minor negative effects. All the sites that are south of Kilham Lane, Stanmore Lane and Lower Stanmore Lane are over 1600 m from the centre of Winchester and therefore are considered not to be in walking distance of the centre and as a result may have</p>	+	--

²⁸⁴ Stage Coach Group Plc (2013) Stage Coach Bus timetables – Routes 1, 5 66, 46 and 69. Online at www.stagecoachbus.com [accessed December 2013]

²⁸⁵ Google (2013) Google Earth. Online at www.google.co.uk [accessed December 2013].

Winchester Town South West	
Sustainability Objective	Assessment of Effects
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	<p>major negative effects on this SA Objective.</p> <p>Badger Farm Road, Romsey Road and St Cross Road experiences inbound congestion during the AM peak 0800 to 0900 and observation suggests that these routes can have substantial queues in the AM Peak²⁸⁶. The main causes are the convergence of Stockbridge Road, Andover Road and Worthy Road/Worthy Lane at the City Road junction and the Southgate Street approach to the city centre from St Cross Road. It is likely that development at any of the site locations will increase traffic on these roads, particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling.</p> <p>In addition, development of sites 2022 and 2540 could increase traffic flows through Oliver's Battery along Oliver's Battery Road and consequently at the junction leading onto Badger farm Road which has been identified as being congested at peak times²⁸⁷. Safety has also been identified as an issue for this junction²⁸⁸. However, the South Winchester Park and Ride has reduced traffic on this road although development at these sites still could lead to negative effects in the short-term (during construction) and the long-term through increase in traffic.</p> <p>Sarum Road, Enmill Lane and the northern part of Kilham Lane are narrow with no pavements for safe pedestrian access²⁸⁹. Development of sites 2394, 2444 and 419 could therefore lead minor negative effects if all sites were taken forward. It is anticipated that if all these sites were taken forward then mitigation to upgrade the road would be more likely to be achievable. The</p>

²⁸⁶ MVA Consultancy (2008) Winchester District Local Development Framework Transport Assessment. Online at www.winchester.gov.uk [accessed December 2013].

²⁸⁷ Oliver's Battery Parish Council (July 2008) Oliver's battery Village Design Statement. Online at www.winchester.gov.uk [accessed December 2013].

²⁸⁸ Oliver's Battery Parish Council (July 2008) Oliver's battery Village Design Statement. Online at www.winchester.gov.uk [accessed December 2013].

²⁸⁹ Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

Winchester Town South West				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
		achievability could be further enhanced if some of the sites in the North West of Winchester Town which border Sarum Road, namely 2013, 2026, 417, 2014 and 2426, were also taken forward.		
6	Health To improve the health and well-being of all	<p>As explained under SA Objective 2, shortfalls have been identified within the South West of Winchester Town with regard to the amount of Allotments²⁹⁰. Any increase in development will increase the need for allotments making the shortfall greater and therefore development at any of the sites is considered to have minor negative effects on Health. However, all sites could provide the opportunity to contribute towards allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites within and adjoining the settlement boundary including site 420, to improve accessibility (within 480m²⁹¹) to the existing households if they provide additional allotment space. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could</p>	X	-

²⁹⁰ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

²⁹¹ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [accessed December 2013].

Winchester Town South West			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589	
		<p>encourage the community to exercise more will have long-term minor positive effects on health.</p> <p>Development of any of the sites will generate noise, light and dust, in particular during construction, and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA Objective 15.</p> <p>The Western part of site 2394 has been identified as being in an area where Radon Action is required²⁹² which could lead to minor negative effect on Health.</p> <p>The North-western corner of site 2394 is covered by a Civil Aviation height restriction which concerns all development within this part²⁹³. Therefore this would be considered to be an absolute constraint in term of Health and Safety. It would be recommended that this part of the site be excluded from the development which would prevent any negative effects on Health.</p>	
7	Water To protect, enhance and manage water	Site 2540 falls partly within an area of medium to high flood risk zone (2 and/or 3) ²⁹⁴ which means that its development could have the potential for major negative effects on water. None of the other sites fall within an area of medium to high flood risk zone (2 and/or 3). The following water sensitive areas have been found on the sites falling with the South West part of Winchester town	--

²⁹² Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

²⁹³ Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

²⁹⁴ Environment Agency (2013) Maps. Online at ([http](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013].

Winchester Town South West			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589	
	resources in a sustainable way	<p>(source: Environment Agency, 2013):</p> <ul style="list-style-type: none"> Sites 1829 and 1827 are located within a groundwater source protection zone 1 and the majority of site 2540 falls within zones 2 with a small part in zone 3. A large area of site 2540 is located within a Groundwater Safeguarded Zone. All the sites are located on major aquifers of intermediate or high vulnerability. Moreover, all sites are expected to generate short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas although the mitigation provided by CP17 is considered to reduce these negative effects. <p>As a result, it is considered that development on the sites mentioned above could lead to minor long-term negative effects on water and in some cases where sites are located on: major aquifers with high/ intermediate vulnerability; on groundwater source protection zones; and/ or groundwater safeguarded zones, the effects of development would be considered to be major negative.</p>	
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	+
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+

Winchester Town South West				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
10	Sustainable Construction To promote the sustainable design and construction of buildings and places	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no international or national nature conservation designations on any of the development sites²⁹⁵. However, site 501 is directly adjacent to the River Itchen SAC and the River Itchen SSSI which is currently in unfavourable condition²⁹⁶. In addition, the ecological quality of the river is considered to be poor at present and it is not expected to improve in the future²⁹⁷. Therefore there could be potential for negative indirect effects on the River, SAC and SSSI through noise, light and surface water pollution during the short-term (during construction) and in the long-term. Site 501 also contains the BAP priority habitat of Coastal and Floodplain Grazing Marsh²⁹⁸ which could provide supporting habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>) and the Southern damselfly (<i>Coenagrion mercurial</i>). Development on this site could have the potential to permanently destroy the habitat leading to long-term major negative effects on biodiversity and potentially the SAC.</p> <p>However, site 2540 contains a number of local SINC designations and therefore development on this site could have the potential to permanently destroy these SINC's leading to minor long-term negative effects on biodiversity. Sites 2022, 419, 2394 and 2444 are directly adjacent to a number of SINC's and therefore there is potential for negative indirect effects on the SINC's through noise, light and surface water pollution during the short-term (during construction) and in the long-term. It</p>		

²⁹⁵ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁹⁶ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

²⁹⁷ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013].

²⁹⁸ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town South West			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589	
		<p>is expected that mitigation provided by Policy CP16 will reduce any potential negative effects identified to neutral. Potential opportunities exist to extend the SINC's as part of any development for the sites adjoining the SINC's with a real opportunity to create a wildlife corridor that could extend across other sites such as 420 and the sites to the North West of Winchester Town.</p> <p>Sites 420 and 2540 also contain BAP priority habitats²⁹⁹ of deciduous woodland and/ or lowland calcareous grassland and if these sites were developed this could lead to the loss of these habitats and minor negative effects on these particular sites in the short- and the long-term. Sites 419, 2444, and 2022 are directly adjacent to a number of BAP priority habitats and therefore there is potential for negative indirect effects on the habitats through noise, light and surface water pollution during the short-term (during construction) and in the long-term. It is expected that mitigation provided by Policy CP16 will reduce any potential negative effects identified to neutral. Potential opportunities exist to extend the BAP habitats identified and create new ones as part of any development for the sites that adjoin these habitats. It would be recommended that for sites which adjoin SINC's or BAP habitats, requirements are put in place to extend these features and incorporate them into the development. This could have minor positive effects for Biodiversity but also for Infrastructure.</p> <p>Site 2540 also contains an area of ancient woodland and as a result there is potential for development to permanently destroy this habitat which would lead to major negative effects. It is expected that mitigation provided by Policy CP16 will ensure protection of this habitat and remove any potential negative effects identified to neutral.</p> <p>The majority of the sites are bounded by hedgerows and trees (potential wildlife corridors) and as these features can provide habitat for a range or species, it would be recommended that these are retained and enhanced where possible. This would lead to minor positive effects on biodiversity with synergistic effects on Landscape if retained.</p>	

²⁹⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

Winchester Town South West				
Sustainability Objective		Assessment of Effects		
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		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
		The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, SINC sites, and sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. However, Lapwings and Stone Curlews have been recorded ³⁰⁰ in the vicinity of sites 2444, 419, 2394, 420, 2537, 2022 and 2540 and these sites predominantly consist of agricultural land. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 – Biodiversity which should prevent any negative effects.		
12	Heritage To protect and enhance built and cultural heritage	Site 2022 contains a Scheduled Monument (Two Bowl Barrows ³⁰¹ . A number of the sites house or are adjacent to listed buildings and therefore the development of these sites has the potential for major negative effects in the long-term on heritage. The sites with listed buildings include ³⁰² : 1829, and 2540. The following sites are within 100 m of a heritage asset: <ul style="list-style-type: none"> ■ A Scheduled Monument - part of 2540. ■ A listed building – sites 2540, 420, 2394, 1829, 1827, 2545, 2548, 2030 and 2420. ■ A County Historic Park and Garden – sites 2104, 419, 2444, 2394, 2537, 2420 and 2540. ■ A Conservation Area – 2540, 501, 2030, 1829 and 1827. The development of these sites could have the potential to directly affect the setting of the heritage assets. Again, protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to neutral. Site 2022 also contains a number of WWI buildings which may be of historic interest and their loss could result in minor negative effects. However, there could be opportunities to restore them and		
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³⁰⁰ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

³⁰¹ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed December 2013].

³⁰² English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed December 2013].

Winchester Town South West		
Sustainability Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589	
	<p>convert them to meet the shortfall in recreational facilities which would be supported by guideline LT2 in the Oliver's Battery Village Design Statement (2008)³⁰³. For this site, in particular, given that it contains a Scheduled Monument (burial mound) within its centre, there could be opportunities to improve management³⁰⁴ and increase public access as a result of the development and if these opportunities were included in policy wording for the site this could lead to minor positive effect on both Heritage and also Infrastructure.</p> <p>The following sites are located within the Winchester Town Conservation Area: 2545, 2548 and 2420. The development of these sites could have the potential to directly affect the character and appearance of the conservation area. However, it is expected that any negative effects will be mitigated/ prevented by the Core Strategy Policies.</p> <p>In addition a number of sites are located within a County Historic Park and Garden and their development could lead to minor negative effects on heritage. The sites include 2104 and 419. However, it is expected that any negative effects will be mitigated/ prevented by the Core Strategy Policies.</p> <p>Furthermore, given the rich heritage of the area, the potential for archaeology is likely to be high on all sites. The sites which are within 500 m of a Scheduled Monument are considered to have a particularly high potential to encounter archaeology if developed. In addition, sites 2394 and 2444 northern borders align with Sarum Road which formed part of the roman road which connected Winchester to Salisbury. Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character and DS1 – Development Strategy and Principles. This should prevent/ reduce negative effects to a certain extent. Consideration should be given to developing policies to require that all development within the South West should be subject to archaeological survey prior to development. This will provide firm mitigation to reduce and/or prevent negative effects on archaeology.</p>	

³⁰³ Oliver's Battery Parish Council (July 2008) Oliver's battery Village Design Statement. Online at www.winchester.gov.uk [accessed December 2013].

³⁰⁴ The Village Design Statement states that the burial mound is overgrown, poorly maintained and is inaccessible to the public as it is located on private land. Oliver's Battery Parish Council (July 2008) Oliver's battery Village Design Statement. Online at www.winchester.gov.uk [accessed December 2013].

Winchester Town South West				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>The majority of the sites which do not fall within the urban boundary of Winchester Town or which are not classified as Brownfield are considered to contain grade 3 agricultural land³⁰⁵. The sites which include agricultural land at grade 3 include: 2540, 2022, 420, 2394, 2444, 2537 and 419. As data is not generally available to confirm whether or not the grade 3 land is 3a or 3b, based on the precautionary principle, the loss of this land through development is considered to lead to major negative effects on soils in the long-term. Site 501 is considered to be partly located on grade 4 agricultural land which is of poor quality and therefore its loss could lead to minor negative effects in the long-term.</p> <p>Furthermore, all of the sites are situated within a Groundwater and Eutrophic Nitrate Vulnerable Zone.</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under part of site 501³⁰⁶. These reserves are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>Site 501 is located within the South Downs National Park ³⁰⁷. Development here could be detrimental to the purposes of the National Park if developed as proposed which could lead to major long-term negative effects.</p>		
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³⁰⁵ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

³⁰⁶ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#) [accessed December 2013].

³⁰⁷ Natural England (2009) South Downs national Park Designation Confirmation. Online at http://www.naturalengland.org.uk/Images/map-46_tcm6-14912.pdf [accessed December 2013].

Winchester Town South West	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589
	<p>The sites which are located on Greenfield land outside of the settlement boundary include: 419, 2537; 501; 2022; 2444; 2394; 2540 and 420. Development on this land could be detrimental to the South West of Winchester Town's landscape character types of the Open Arable, Open Arable (Exposed), River Valley Floor and Chalk and Clay farmland³⁰⁸ leading to minor negative effects. However, development on the sites which do not adjoin the settlement boundary such as 2540 and 2394 could lead to major negative long-term effects on landscape. Sites 2540, 420 and 2394 are extremely large in size and would result in a significant urbanisation of largely rural landscape leading to further major negative effects. Sites 420 and 2394 if developed also have the potential to merge the Village of Pitt and Winchester Town which could be harmful to the integrity of Pitt as a Village settlement within its landscape setting and as a separate setting to Winchester³⁰⁹ but partial development/ appropriate screening of these sites could still maintain the gap and the Pitt's integrity. (Also true of 2540 which would join Hursley with Winchester) Furthermore sites 2394, 2444 and 420 contain a number of ridgelines which act as a buffer landscape between the settlement boundary of Winchester and the open countryside³¹⁰ – these ridgelines are thought to be integral to the setting of Winchester Town³¹¹. In addition, one of the strategies for landscape identified in the Landscape Character Assessment for Winchester District refers to conserving important long views to Winchester Cathedral and other long view from high points and development of the Greenfield sites mentioned above would be unlikely to support this particular strategy. This could lead to further negative effects. Sites 2394, 2444, 419, 420, 2537, 2022 (in part) and 2540 (in part) are considered to fall within an area of greatest landscape sensitivity³¹² and therefore taking into account the negative effects mentioned above, if all these sites were</p>

³⁰⁸ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape--countryside/landscape-character-assessment/> [accessed December 2013].

³⁰⁹ Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Landscape Appraisal: Winchester PITT Area 3 (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

³¹⁰ Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

³¹¹ Landscape Design Associates (1998) Winchester and Its Setting. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/winchester-city-setting/> [accessed December 2013].

³¹² Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

Winchester Town South West				
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		Site Refs: 419, 420, 501, 1827, 1829, 2022, 2030, 2104, 2394, 2420, 2444, 2537, 2540, 2545, 2548, 2586 and 2589		
		<p>developed as proposed then there could be major long-term negative effects on landscape without mitigation.</p> <p>The development of Greenfield sites (2104 2545, 2548, and 2030) within the settlement boundary is considered to lead to minor negative effects.</p> <p>Furthermore, site 2022 is within a settlement gap (Winchester – Compton) as defined by policy CP18 of the Local Plan Part 1. Development of this site could have further major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of Compton and the South West of Winchester Town. However, if the development on this site could be reduced and more GI incorporated to blend or soften any new development in the settlement gap which may reduce the magnitude of the negative effects on landscape down to minor.</p> <p>Sites 419, 2537, 2586 and 2540 contains trees with tree preservation orders and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites are taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.</p> <p>Sites 1827, 1829, 2586 and 2589 (in part) are located on Brownfield land within the settlement boundary and have fewer landscape constraints than the other areas and therefore they are considered to be less sensitive than other location in terms of impact on the setting of Winchester Town and other areas. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p>		
14	Built Environment	All sites can partly achieve this SA objective through meeting the requirements set out in: the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality		- +

³¹³ Oliver's Battery Parish Council (July 2008) Oliver's battery Village Design Statement. Online at www.winchester.gov.uk [accessed December 2013].

³¹⁴ Residents of the Town of New Alresford (April 2008) New Alresford Town Design Statement. Online at <http://www.winchester.gov.uk/planning-policy/village-design-statements/alresford-town-design-statement-adopted/> [accessed December 2013].

³¹⁵ Defra (2003) Winchester Town Centre AQMA for Nitrogen Dioxide and Particles. Online at http://agma.defra.gov.uk/agma/local_authorities.php?la_id=314 [accessed December 2013].

Winchester Town South West		
Sustainability Objective	Assessment of Effects	
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	potential negative effects resulting from contamination.	
	Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on Pollution and Health. All the sites which are located in medium to high flood risk zone, on major aquifers with high or intermediate vulnerability, on groundwater source protection zones and groundwater safeguarded zones (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that this particular area of Winchester Town is sensitive to development in terms effects on landscape, water and heritage. The largest sites and the sites to the South of Kilham Lane, Stanmore Lane and Lower Stanmore Lane are considered to progress the least number of SA Objectives. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic is of particular concern); Built Environment (not meeting local design standards); and Pollution; Landscape; Biodiversity (Lapwings and Stone Curlews have been recorded on sites predominantly consist of agricultural land) Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites. There are a large number of heritage assets within the area with a high potential for archaeology to be present.</p> <p>Key Negative Effects:</p> <p>The North-western corner of site 2394 is covered by a Civil Aviation height restriction which concerns all development within this part of the site. Therefore this would be considered to be an absolute constraint in term of Health and Safety. It would be recommended that this part of the site be excluded from the development which would prevent any negative effects on Health.</p> <p>Major negative effects have been identified for the following SA Objectives:</p>		

Winchester Town South West	
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<ul style="list-style-type: none"> ■ Employment - A number of sites currently provide employment including 2420³¹⁶, 2540, 1827 and 1829 and given the level of employment on each site there are likely to be major negative cumulative effects resulting from their loss. ■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 2540; 420; 2104; 419; and 2022. Site 2589 will result in the loss of part of a recreational area. ■ Transport – Cumulative negative effects if all sites are taken forward given that Badger Farm Road, Romsey Road and St Cross Road already experience inbound congestion during the AM peak 0800 to 0900. Sites 501 and 2540 are over 1600 m to shops. All the sites that are south of Kilham Lane, Stanmore Lane and Lower Stanmore Lane are over 1600 m from the centre of Winchester and therefore are considered not to be in walking distance of the centre. ■ Water - Site 2540 falls partly within an area of medium to high flood risk zone (2 and/or 3). Sites 1829, 1827 and 2540 are located within a Groundwater Source Protection Zone. The majority of site 2540 is located within a Groundwater Safeguarded Zone. All the sites are located on major aquifers considered to be of intermediate or high vulnerability. ■ Biodiversity – Site 2540 contains an area of ancient woodland. Site 501 contains the BAP priority habitat of Coastal and Floodplain Grazing Marsh which could provide supporting habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>) and the Southern damselfly (<i>Coenagrion mercurial</i>). Development on this site could have the potential to permanently destroy this supporting habitat. ■ Heritage - Sites with listed buildings include: 1829 and 2540. ■ Landscape and Soils – Site 2022 is within a settlement gap as defined by policy CP18 of the Local Plan Part 1. There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under part of site 501. Site 501 is also located within the South Downs National Park. Sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 2540, 2537 and 2394. Sites 2540, 420 and 2394 are extremely large in size and would result in a significant urbanization of largely rural landscape. Sites 2540, 2537, 2022, 420, 2394, 2444 and 419 are on or suspected to be on agricultural land grade 3a or above. Sites 420 and 2394 if developed also have the potential to merge the Village of Pitt and Winchester Town which could be harmful to the integrity of Pitt as a Village settlement within its landscape setting and as a separate setting to Winchester. (same for 2540 merging Hursley and Winchester) Furthermore sites 2394, 2444 and 420 contain a number of ridgelines which are thought to be integral to the setting of Winchester Town. In addition, development of the Greenfield sites (2394, 2444, 419, 420, 2537, 2022 and 2540) would be unlikely to support a particular strategy in the Landscape Character Assessment for Winchester District which involves conserving important long views to Winchester Cathedral and other long view from high points. 	

³¹⁶ Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/> [accessed December 2013].

Winchester Town South West	
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<p>■ Pollution - Sites 1829 and 1827 are located within the Winchester town centre AQMA.</p> <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities – The Brownfield sites including 1827, 1829, 2420, 2589 (in part) and 2586 (in part). ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. ■ Transport – All sites (except for 419, 2022 and 2444) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 2104 and 420 are within 0 – 400 m of shops and sites 2022, 2030, 2394 and 2537 are within 0 – 400 m of schools. ■ Landscape and Soils – Sites 1827, 1829, 2589 (in part) and 2586 (in part) and are located on Brownfield land within the settlement boundary. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> ■ The certainty of positive effects on Infrastructure (and also Health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and landscape. ■ Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. ■ If development on the sites within the defined settlement gap could be reduced and more GI incorporated, this would help to blend or soften new development on the sites within the gap and this may reduce the magnitude of the negative effects on landscape down to minor. ■ Two of the sites contain overhead power cables (2540 and 2022) which could have minor negative effects on Health and Pollution. To avoid any negative effects, it would be recommended that the parts of the sites which are covered by overhead power cables are removed from the potential allocation sites. ■ It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure and also 	

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	<p>synergistic positive effects on landscape and biodiversity.</p> <ul style="list-style-type: none"> ■ Sites 419, 2537, 2586 and 2540 contain trees with Tree Preservation Orders (TPOs) and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites are to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified. ■ Site 2022 contains a number of WWI buildings which if required to be restored could be convert them to meet the shortfall in recreational facilities leading to minor positive effects on Infrastructure and Heritage. In addition, for this site, in particular, given that it contains a Scheduled Monument (burial mound) within its centre, it would be recommended that measures to contribute to the burial mounds' management³¹⁷ and also measures to improve public access are required in policy wording. If these opportunities were included in policy wording for the site this could lead to minor positive effects on both Heritage and Infrastructure. ■ Potential opportunities exist to extend the SINC's as part of any development for the sites adjoining the SINC's with a real opportunity to create a wildlife corridor that could extend across other sites such as 2394 and the sites to the North West of Winchester Town. It would be recommended that for sites which adjoin SINC's or BAP habitats, requirements are put in place to extend these features and incorporate them into the development. This could have minor positive effects for Biodiversity but also for Infrastructure.

³¹⁷ The Village Design Statement states that the burial mound is overgrown, poorly maintained and is inaccessible to the public as it is located on private land. Oliver's Battery Parish Council (July 2008) Oliver's battery Village Design Statement. Online at www.winchester.gov.uk [accessed December 2013].

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Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 416, 417, 1801, 2009, 2013, 2014, 2023, 2026, 2426, 2450, 2490, 254, 2592 and 2588		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including 1801 (in part), 2588, 2009, 2013, and 2450 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policy WT1 is applicable to all sites. WT1 requires the 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 homes. Development of sites outside of and which do not adjoin the settlement boundary are unlikely to meet the requirements of WT1 leading to minor negative effects. These sites include: 2426; 2014; 417; and 2013. All other sites are expected to support this policy and therefore lead to minor positive effects.</p> <p>It is anticipated that any increase in development around the town could potentially accommodate an increase in demand for local services and community facilities. All sites could contribute to community facilities under CP21. Greater opportunities exist for the sites within and adjoining the settlement boundary, in particular, the ones closest to the town centre (between 0 - 800 m) to provide additional facilities which would be easily accessible to the existing community of Winchester Town. The majority of sites (except for 2013 and 2490) could achieve these opportunities leading to minor positive effects. Sites 2013 and 2490 are considered to have relatively poor access to most services and facilities (over 800 m) and its development therefore could lead to minor negative effects for this Objective.</p> <p>Distances to services are discussed under SA Objective 5.</p>	+	-
2	Infrastructure	All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy	--	?

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Sustainability Objective	Assessment of Effects
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To provide for the timely delivery of infrastructure suitable to meet community needs	<p>and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit. Compliance with these policies will support this SA objective.</p> <p>Shortfalls have been identified for three types of open space in Winchester Town as a whole including: Equipped Children's & Young People's Space; Informal Green Space; and Parks, Sports and Recreation Grounds (parks only)³¹⁸. The shortfalls in open space identified for the North West of Winchester Town include³¹⁹:</p> <ul style="list-style-type: none"> ■ Equipped Children's & Young People's Space – across the Fulflood area. ■ Allotments – Chilbolton Avenue and Teg Down/ Dean Lane. ■ Informal Green Space – Teg Down and North East Fulflood. ■ Natural Space – West Hill, St Paul's / Fulflood and Teg Down. ■ Sports Pitches – Teg Down and Fulflood. ■ Parks and Recreation Grounds – Winton Close and North Hill Close <p>The majority of the sites will result in the loss of open space identified in the Winchester District Open Space Strategy 2013/14; however site 2592 will result in the loss of a small part of the Royal Winchester Golf Course (Club house) with the potential for minor negative effects³²⁰. Any increase in development could put additional pressure on these areas and increase the shortfall which could result in minor negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards, preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce negative effects of any new development but not address the shortfall. The certainty of positive effects could be increased if a requirement to provide additional open space on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural green</p>

³¹⁸Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

³¹⁹Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

³²⁰ Winchester City Council (2013) Winchester District Local Plan Part 1 Open Space Strategy 2013-2014. Online at <http://www.winchester.gov.uk/planning/open-spaces/open-space-strategy-2013-14/> [accessed December 2013].

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		<p>space will also have positive synergistic effects on biodiversity and landscape. The larger sites adjoining the settlement boundary have the potential for major positive effects.</p> <p>The following sites house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study³²¹:</p> <ul style="list-style-type: none"> ■ Woodland³²² – sites 416, 2013 and 2026 ■ SINCs – sites 2026 and 416 ■ Golf Courses – site 416 (in part), 2592 (in part) and 2026 (in part). ■ Rights of Way (within the site's boundary) – site 416. <p>Development at these sites could result in the loss of these assets or affect their setting and integrity leading to major negative effects. However, protection of green infrastructure is offered by CP 15 and opportunities exist for sites containing GI assets and also for sites adjoining them (2490, 417, 2023) to improve the GI network but the delivery of positive effects is uncertain. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure and also synergistic positive effects on landscape and biodiversity.</p>	
3	Housing To provide good quality housing for all	<p>All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA Objective provided adequate types, tenures and sizes of housing are provided: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 – Sites for Gypsies, Travellers and Travelling Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.</p>	++

³²¹District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [accessed December 2013].

³²²Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

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4	Economy and Employment	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Some of the larger sites could provide mixed used development such as 2541, 2023, 2490, 2013, 417 and 416 to provide additional services and business opportunities.</p> <p>Minor short-term positive effects may be realised through increase in employment during construction.</p> <p>Greater opportunities exist to reinforce the town centre through development of the following sites which are close to the town centre and/or are within the settlement boundary: 1801, 2588, 2009 and 2450. If developed these sites have the potential to realise minor positive effects. All other sites given their remoteness from the town centre are considered to lead to minor negative effects.</p> <p>For distances to town centre please see SA Objective 5.</p>		
	To maintain the buoyant economy and develop greater diversity that meets local needs			
5	Transport	<p>Sites 2541, 2588, 2592, 416, 1801, 2009, 2023, 2490 and 2450 (are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Bus service frequency is every 60 minutes³²³. Development at any of the sites above is likely to lead to major</p>		
	To increase			

³²³ Stage Coach Group Plc (2013) Stage Coach Bus timetables – Route 4. Online at www.stagecoachbus.com [accessed December 2013].

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accessibility; reduce car usage and the need to travel	<p>long-term positive effects on Transport. Sites 417, 2014, and 2426 are within 400 – 800 m of a bus stop and therefore development is likely to lead to minor positive effects. Site 2013 and 2026 within 800 – 1600 m of a bus stop and therefore development is likely to lead to minor negative effects.</p> <p>In terms of access to other services and facilities the following has been found³²⁴:</p> <ul style="list-style-type: none"> Access to shops – Sites 2009, 2588 (not surveyed) and 2450 are within 0 – 400 m of shops (major positive effects); sites 416, 417, 2026, 2426 and 2541 are within 400 – 800 m of shops (minor positive effects); and sites 1801, 2592 (not surveyed) 2013, 2023 and 2490 are within 800 – 1600 m of shops (minor negative effects). Access to Schools – Site 41, 2588 (not surveyed) and 2009 are within 0 – 400 m of a school (major positive effects); sites 1801, 2592 (not surveyed) 2450 and 2541 are within 400 – 800 m of a school (minor positive effects); and sites 417, 2013, 2014, 2023, 2026, 2426 and 2490 are within 800 - 1600 m of a school (minor negative effects). <p>Sites 2009, 2588 (not surveyed), and 2450 are within 800 m of the town centre and therefore accessible leading to minor positive effects. Sites 416, 417, 2592 (not surveyed) and 1801 are between 800 – 1600 m from the town centre of Winchester and as a result they are considered to be remote in terms of walking distance and therefore their development could lead to minor negative effects. Sites 2541, 2023, 2490, 2013, 2026, 2014, and 2426 are over 1600 m from the centre of Winchester and therefore are considered not to be in walking distance of the centre and as a result to have major negative effects on this SA Objective.</p> <p>Stockbridge Road experiences congestion during the AM peak 0800 to 0900 and observation suggests that this route can have substantial queues in the Am Peak³²⁵. The main causes are the convergence of Stockbridge Road, Andover Road and Worthy Road/Worthy Lane at the City Road junction and the Southgate Street approach to the city centre from St Cross Road. It is likely that development at sites 2541, 2588, 2009 and 2450 will increase traffic on these roads, particularly during construction, leading to short and long-term minor negative effects. If sites 2541, 2588, 2009</p>

³²⁴Google (2013) Google Earth. Online at www.google.co.uk [accessed December 2013].

³²⁵MVA Consultancy (2008) Winchester District Local Development Framework Transport Assessment. Online at www.winchester.go.uk [accessed December 2013].

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	<p>and 2450 were taken forward as well as the sites in the North area (sites 2489, 423 and 424), the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling.</p> <p>Dean Lane and Teg Down Meads are the key arterial roads and between them, collect the majority of the traffic generated in the area³²⁶. It is likely that development at sites 2023, 416 and possible 2490 will increase traffic on these roads, particularly during construction, leading to short and long-term minor negative effects. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short-term effects within policy wording. In addition, mitigation is provided through Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. There are designated cycle routes in the St Barnabus West area to limit interaction with motor vehicles and pedestrians³²⁷ and development of sites 2023, 416 and 2490 could help improve existing and create new routes.</p> <p>Sarum Road, Lanham Lane and Clarendon Way are narrow with no pavements for safe pedestrian access³²⁸. Development of sites 2013, 2023, 2026, 417, 2014 and 2426 could therefore lead minor negative effects if all sites were taken forward. It is anticipated that if all these sites were taken forward then mitigation to upgrade the road would be more likely to be achievable. The achievability could be further enhanced if some of the sites in the South West of Winchester Town which border Sarum Road, namely, 2394, 2444 and 419 were also taken forward.</p>

³²⁶W.S. Atkins (2007) St Barnabus West Neighbourhood Design Statement. Winchester. Online at www.winchester.gov.uk [accessed December 2013].

³²⁷W.S. Atkins (2007) St Barnabus West Neighbourhood Design Statement. Winchester. Online at www.winchester.gov.uk [accessed December 2013].

³²⁸Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

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		Site Refs: 416, 417, 1801, 2009, 2013, 2014, 2023, 2026, 2426, 2450, 2490, 254, 2592 and 2588		
6	Health	<p>As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments available for the community in the North West of Winchester Town³²⁹. Any increase in development will increase the need for allotments making the shortfall greater and therefore development at any of the sites is considered to have minor negative effects on Health. However, all sites could provide the opportunity to provide additional allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites 416, 1801, 2490, 2023 and 2541 to improve accessibility (within 480m³³⁰) to the existing households in Teg Down and Chilbolton Avenue. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well-being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health.</p> <p>Development of any of the sites will generate noise, light and dust, in particular during construction, and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15.</p>	-	+
	To improve the health and well-being of all			
7	Water	<p>None of the sites fall or partly fall within an area of medium to high flood risk zone (2 and/or 3)³³¹. The following water sensitive areas have been found on the sites (source: Environment agency, 2013):</p>	--	
	To protect, enhance			

³²⁹Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Winchester Town.

³³⁰Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [accessed December 2013].

³³¹Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed December 2013].

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	and manage water resources in a sustainable way	<ul style="list-style-type: none"> The following sites are located within a Groundwater Source Protection Zone: 416 (zone 2 in part); 2023 (zones 2 and 3); and 2541 (zones 2 and 3). All sites are located on a major aquifer which is considered to be of high vulnerability. Moreover, all sites are expected to generate short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas although the mitigation provided by CP17 is considered to reduce these negative effects. <p>As a result, it is considered that development on all the sites have the potential for major negative effects on water.</p>	
8	Waste To ensure sustainable waste management	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).	+
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).	+
10	Sustainable Construction	Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero	+

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	To promote the sustainable design and construction of buildings and places	Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).		
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International or national nature conservation designations on any of the development sites³³². However, sites 2026, 2592 and 416 fall within local SINC designations and therefore development on these sites could have the potential to permanently destroy these SINC's leading to minor long-term negative effects on biodiversity. Sites 2426, 2013, 417, 1801, 2490 and 2023 are directly adjacent to a number of SINC's and therefore there is potential for negative indirect effects on the SINC's through noise, light and surface water pollution during the short-term (during construction) and in the long-term. Potential opportunities exist to extend the SINC's as part of any development for the sites adjoining the SINC's with a real opportunity to create a wildlife corridor that could extend across other sites such as 2541 and 2014 and the sites to the South West of Winchester Town.</p> <p>Sites 2026, 2013, 417, 2592 and 416 also contain BAP priority habitats³³³ of deciduous woodland and/ or lowland calcareous grassland and if these sites were developed this could lead to the loss of these habitats and further minor negative effects on these particular sites in the short- and the long-term. Development on these sites could have the potential to permanently destroy the habitat leading to minor long-term negative effects on biodiversity. Sites 2541, 2426, and 2490 are directly adjacent to a number of BAP priority habitats and therefore there is potential for negative indirect effects on the habitats through noise, light and surface water pollution during the short-term (during construction) and in the long-term. Potential opportunities exist to extend the BAP habitats identified and create new ones as part of any development for the sites adjoining the habitats with a real opportunity to create a wildlife corridor that could extend across other sites such as 2023 and the sites to the South West of Winchester Town.</p>		
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³³²Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

³³³Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

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		Site Refs: 416, 417, 1801, 2009, 2013, 2014, 2023, 2026, 2426, 2450, 2490, 254, 2592 and 2588		
		<p>Sites 2541, 2023 and 416 house part of a continuous line of trees and hedges which form a wildlife corridor³³⁴. Development of these sites has the potential to remove these corridors leading to minor negative effects. However, it is expected that these will be retained in line with the requirements of the St Barnabas West Neighbourhood Design Statement³³⁵. The majority of the other sites are bounded by hedgerows and trees (potential wildlife corridors) and as these features can provide habitat for a range of species, it would be recommended that these are retained and enhanced where possible. This would lead to minor positive effects on biodiversity with synergistic effects on Landscape if retained.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites, SINC sites, and sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details) leading to minor negative effects. However, Lapwings and Stone Curlews have been recorded³³⁶ in the vicinity of sites which consist of agricultural land. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 – Biodiversity which should prevent any negative effects. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity.</p>		
12	Heritage To protect and enhance built and cultural heritage	There are no listed buildings or Scheduled Monuments ³³⁷ , conservation areas, historic parks and gardens on or adjacent to the majority of the potential allocation sites. However, sites 417 and 2592 are directly adjacent to a Scheduled Monument and development could have the potential to indirectly affect this designated asset. Sites 2009, 2588, and 2450 are within 50 m of the Winchester Town Conservation Area and could have the potential to negatively affect the character and appearance of the area if the development is not carefully managed. Site 2588 Station Approach is also adjacent to a number of Listed buildings and as a result there is potential for major negative effects. Protection/ mitigation for all heritage assets is provided by policies CP20		
		<div>--</div> <div>0</div>		

³³⁴W.S. Atkins (2007) St Barnabus West Neighbourhood Design Statement. Winchester. Online at www.winchester.gov.uk [accessed December 2013].

³³⁵W.S. Atkins (2007) St Barnabus West Neighbourhood Design Statement. Winchester. Online at www.winchester.gov.uk [accessed December 2013].

³³⁶Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

³³⁷English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed December 2013].

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		<p>– Heritage and Landscape Character and DS1 – Development Strategy and Principles. This should reduce/ prevent minor negative effects.</p> <p>The potential for archaeology assets are unknown at this stage although given the rich heritage of the Winchester Town, the potential is likely to be high on all sites. Sites within 500 m of the Scheduled Monument at Teg down (2490, 2013, 2026, 417, 2592, 2014, 2426, 1801 and 416) have a particularly high potential to encounter archaeology. In addition, sites 2013, 2026, 417, 2014 and 2426 southern borders align with Sarum Road which formed part of the roman road which connected Winchester to Salisbury³³⁸. Protection/ mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character and DS1 – Development Strategy and Principles should prevent/ reduce negative effects to neutral.</p>		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>Many of the sites which do not fall within the urban boundary of Winchester Town or which are not classified as Brownfield are considered to contain grade 3 agricultural land³³⁹. The sites which include agricultural land at grade 3 include: 2541, 2023, 2490, 2013, 417, 2592, 2014, 2026 and 2426. As data is not generally available to confirm whether or not the grade 3 land is 3a or 3b, based on the precautionary principle, the loss of this land through development is considered to lead to major negative effects on soils in the long-term.</p> <p>Furthermore, all of the sites are situated within a Groundwater and Eutrophic Nitrate Vulnerable Zone.</p> <p>The sites which are located on Greenfield land outside of the settlement boundary include: 416, 417, 2592, 2013, 2014, 2023, 2026, 2541, 2490 and 2426. Development on this land could be detrimental to the North West of Winchester Town's landscape character types of the Open Arable, Scarp and Chalk and Clay Farmland³⁴⁰ leading to minor negative effects. However, development on the sites which do not adjoin the settlement boundary such as 417, 2014 and</p>		



³³⁸Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

³³⁹Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].

³⁴⁰Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [accessed December 2013].

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	<p>2426 could lead to major negative long-term effects on landscape. Furthermore sites 417, 2592, 2490, 2014 and 2023 contain ridgelines which act as a buffer landscape between the settlement boundary of Winchester and the open countryside³⁴¹ – these ridgelines are thought to be integral to the setting of Winchester Town³⁴².</p> <p>Sites 2490, 2023 (in part), 2013 and 2026 are considered to fall within an area of greatest landscape sensitivity³⁴³ and therefore taking into account the negative effects mentioned above, if all these sites were developed then there could be major long-term negative effects on landscape.</p> <p>The development of Greenfield site (in part) 1801 within the settlement boundary is considered to lead to minor negative effects.</p> <p>Sites 1801, 2588, 416, 417, 2014, 2426, 2490, 2541 contain trees with tree preservation orders and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites are taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.</p> <p>The following sites 1801 (in part), 2588, 2009 and 2450 are located on Brownfield land within the settlement boundary and have fewer landscape constraints than the other areas and therefore they are considered to be less sensitive than other location in terms of impact on the setting of Winchester Town and other areas. Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new</p>

³⁴¹Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013]

³⁴²Landscape Design Associates (1998) Winchester and Its Setting. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/winchester-city-setting/> [accessed December 2013].

³⁴³Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

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		development will improve the quality of the area.		
14	Built Environment To secure high standards of design	It is expected that all the guidelines set out in the St Barnabas West Neighbourhood Design Statement ³⁴⁴ can be met by the sites which are affected by it – sites 2541, 2023, 416 and 2490. It is expected that all the guidelines set out in the Chilbolton Avenue, Winchester – Local Area Design Statement ³⁴⁵ can be met by the sites which are affected by it – sites 416 and 1801. All sites can partly achieve this SA objective through meeting the requirements set out in: the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 – High quality design) and vision.	+	
15	Pollution Minimise local and global sources of pollution	Two of the sites contain overhead power cables on their western edges (2541 and 2023) which could have minor negative effects on Health and Pollution. To avoid any negative effects, it would be recommended that the parts of the sites which are covered by overhead power cables are removed from the potential allocation sites. Site 2450 is located within the Winchester town centre AQMA and sites 2588 and 2009 are located adjacent to the AQMA ³⁴⁶ . Any new development within the AQMA or adjacent is likely to exacerbate existing air quality issues and residential development would be particularly vulnerable to the negative health effects associated with poor air quality. Therefore the effects are considered to be major negative. In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. However, it was noted that		-- -

³⁴⁴W.S. Atkins (2007) St Barnabas West Neighbourhood Design Statement. Winchester. Online at www.winchester.gov.uk [accessed December 2013].

³⁴⁵Matrix Partnership Ltd (2006) Chilbolton Avenue, Winchester – Local Area Design Statement. Online at www.winchester.gov.uk [accessed December 2013].

³⁴⁶Defra (2003) Winchester Town Centre AQMA for Nitrogen Dioxide and Particles. Online at http://aqma.defra.gov.uk/aqma/local_authorities.php?la_id=314 [accessed December 2013].

Winchester Town North West			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty Site Refs: 416, 417, 1801, 2009, 2013, 2014, 2023, 2026, 2426, 2450, 2490, 254, 2592 and 2588	
		<p>there was an isolation hospital to the north west junction of Sarum Road and Clarendon Way between 1938 and 1962³⁴⁷. Therefore there could be potential for contamination on sites 2013, 2026 and/or part of 2490 leading to minor negative effects. Mitigation is provided by Winchester Districts Local Plan Review (2008) saved policy DP13.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on Pollution and Health. All the sites which are located, on major aquifers with high or intermediate vulnerability, and/ or in a groundwater source protection zone (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording.</p>	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites closest to the settlement, which are brownfield in nature are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic and parking); Pollution; Landscape; Biodiversity (although very few local designations on the sites considered) Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.</p> <p>Compared to other areas of Winchester Town such as the North East, South and South East there are fewer known heritage assets in the North West area. Sites within 500 m of the Scheduled Monument at Teg down (2490, 2013, 2026, 417, 2014, 2426, 1801 and 416) have a</p>			

³⁴⁷Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

Winchester Town North West	
Sustainability Objective	Assessment of Effects
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<p>particularly high potential to encounter archaeology. In addition, sites 2013, 2026, 417, 2014 and 2426 southern border's align with Sarum Road which formed part of the roman road which connected Winchester to Salisbury³⁴⁸.</p> <p>In addition, this part of Winchester Town houses a number of local biodiversity assets which provides a number of potential opportunities for biodiversity improvement. The roads in this part are also particularly narrow and development may improve the capacity and also the safety of these local roads.</p> <p>Key Negative Effects: Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 416; 2013; 2592 and 2026. ■ Transport – Cumulative negative effects if sites 2541 and, 2588, 2009 and 2450 were taken forward as well as the sites in the North area (sites 2489, 423 and 424) given Stockbridge Road already experiences congestion during the AM peak 0800 to 0900 and observation suggests that this route can have substantial queues in the Am Peak. Sites 2541, 2023, 2490, 2013, 2026, 2014, and 2426 are over 1600 m from the centre of Winchester and therefore are considered not to be in walking distance of the centre. ■ Water - Sites are located within a Groundwater Source Protection Zone: 416 (in part); 2023; and 2541. All the sites are located on a major aquifer which is considered to be of high vulnerability. ■ Heritage – Site 2588 and 2009 are adjacent to the Winchester Conservation Area and a number of Listed Buildings. ■ Landscape and Soils – sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 2014 and 2426. Sites 2541, 2023, 2490, 2013, 2592, 417, 2014 and 2426 are on or suspected to be on agricultural land grade 3a or above. Furthermore sites 417, 2490, 2014 and 2023 contain a number of ridgelines which are thought to be integral to the setting of Winchester Town. ■ Pollution - Site 2450 is located within the Winchester town centre AQMA and sites 2588 and 2009 are located adjacent to the AQMA. <p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities – The Brownfield sites including 1801 (in part), 2588, 2009, and 2450. 	

³⁴⁸Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

Winchester Town North West	
Sustainability Objective	Assessment of Effects
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	<ul style="list-style-type: none"> Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. Transport – Sites 2541, 416, 1801, 2588 (not surveyed), 2592 (not surveyed) 2009, 2023, 2490 and 2450 (are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 2009, 2588 (not surveyed) and 2450 are within 0 – 400 m of shops and sites 416, 2588 (not surveyed) and 2009 are within 0 – 400 m of a school. Landscape and Soils – Sites 1801 (in part), 2588, 2009 and 2450 are located on Brownfield land within the settlement boundary. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> The certainty of positive effects on Infrastructure (and also Health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and landscape. The larger sites adjoining the settlement boundary have the potential for major positive effects. Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport. Two of the sites contain overhead power cables (2541 and 2023) which could have minor negative effects on Health and Pollution. To avoid any negative effects, it would be recommended that the parts of the sites which are covered by overhead power cables are removed from the potential allocation sites. It would be recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to specific GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure and also synergistic positive effects on landscape and biodiversity. Sites 1801, 2588, 416, 417, 2014, 2426, 2490, 2541 contains trees with Tree Preservation Orders (TPOs) and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites are to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified. Sites 2541, 2023 and 416 house part of a continuous line of trees and hedges which form a wildlife corridor and the majority of the other sites are bounded by hedgerows and trees (potential wildlife corridors). As these features can provide habitat for a range or species, it would be recommended that these are retained and enhanced where possible. This would lead to minor positive effects on biodiversity with synergistic effects on Landscape if retained.

Winchester Town North West	
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<p>■ Potential opportunities exist to extend the SINC's as part of any development for the sites adjoining the SINC's with a real opportunity to create a wildlife corridor that could extend across other sites such as 2541 and 2014 and the sites to the South West of Winchester Town. In addition, potential opportunities exist to extend the BAP habitats identified and create new ones as part of any development for the sites adjoining the habitats with a real opportunity to create a wildlife corridor that could extend across other sites such as 2023 and the sites to the South West of Winchester Town. It would be recommended that for sites which adjoin SINC's or BAP habitats, requirements are put in place to extend these features and incorporate them into the development. This could have minor positive effects for Biodiversity but also for Infrastructure.</p>	