

## Initial SA of Potential Allocations in New Alresford

This is an initial Sustainability Appraisal for Winchester City Council's Local Plan Part 2: Development Management and Allocations – a Development Plan Document (DPD). Planning legislation requires that the DPDs are subject to an SA, a systematic process that is designed to evaluate the predicted social, economic and environmental effects of development planning. European and UK legislation require that the DPDs are also subject to a Strategic Environmental Assessment (SEA), a process that considers the effects of development planning on the environment. Government Policy advises that "*a Sustainability Appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors*" (Paragraph 165 National Planning Policy Framework, 2012).

This initial SA seeks to identify the likely significant effects on the environment, economic and social factors of the potential allocations to be put forward in the Local Plan Part 2. SA uses a framework of objectives for sustainable development in the Winchester area as the basis for appraisal using baseline evidence and professional opinion. The SA process suggests ways of avoiding or mitigating significant negative effects and promoting enhancement of positive effects.

### Summary of SA Method

The method used for this Initial Sustainability Appraisal of the Potential Allocations in New Alresford comprises the following elements:

- Identifying relevant baseline information and other plans or programmes that influence the Allocations. This has been drawn from the baseline identified for Winchester Local Part 1 – Joint Core Strategy and updated as appropriate.
- Using the Sustainability Appraisal Framework developed in July 2007 (tailored to assess sites), with professional expertise and drawing upon selected information in the Review of Plans and Programmes, and the Baseline Information. Please see Appendix I for further details (pages 19– 29).

- Commenting on the areas where the potential allocation sites may have specific effects - highlighting where possible, positive/negative effects, short/long term effects, indirect/direct effects, cumulative effects, and the reversibility, scale and likelihood of effects with recommendations for proposed mitigation or enhancement where identified.
- Using Categories of Significance to describe the level of significance attributed to each effect identified after taking into account mitigation provided in high level planning policy in Winchester Local Part 1 – Joint core Strategy. Please see below:

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

In addition, thresholds to determine the significance of certain sustainability constraints, for Landscape and Transport only, were developed as these were considered to be the main sustainability differentiators for the potential allocations identified. Please see Appendix II for further details (pages 30 – 34).

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		Site Refs: 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123							
1	<p><b>Building Communities</b></p> <p>To create and sustain communities that meet the needs of the population and promote social inclusion</p>	<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 shops<sup>1</sup>. 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>	<table border="1"> <tr> <td style="width: 20px;">+</td> <td style="width: 20px;">+</td> <td style="width: 20px;">-</td> </tr> <tr> <td></td> <td style="text-align: center;">+</td> <td></td> </tr> </table>	+	+	-		+	
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<sup>1</sup> 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 June 2013]

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		Distances to services are discussed under SA Objective 5.		
2	<b>Infrastructure</b>  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 all types of open space including: Allotments; Equipped Children’s &amp; Young People’s Space; Informal Green Space; Natural Green Space and Parks and Recreation Grounds<sup>2</sup>. These shortfalls in open space have also been identified in the New Alresford Town Council’s Recreation and Open Spaces Assessments Needs Report (2013)<sup>3</sup>. 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<sup>4</sup>. 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</p>	--	+

<sup>2</sup> Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: New Alresford.

<sup>3</sup> 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/-seds%20-%20Open%20Spaces%20and%20Recreation%20Report%20V2.0%20\(4\).pdf](http://www.newalresfordtc.org.uk/pdf/-seds%20-%20Open%20Spaces%20and%20Recreation%20Report%20V2.0%20(4).pdf) [Accessed September 2013]

<sup>4</sup> 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]

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		<p>the effect could be changed to positive if a requirement to provide open space on the sites is 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 grounds in the town.</p> <p>New Alresford has a number of District level strategic Green Infrastructure (GI) Assets<sup>5</sup> 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	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	++

<sup>5</sup> 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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	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	<p><b>Economy and Employment</b></p> <p>To maintain the buoyant economy and develop greater diversity that meets local needs</p>	<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)<sup>6</sup> 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 shops<sup>7</sup>. 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 enterprises<sup>8</sup>. Policies MTRA1, MTRA2 and CP8 will</p>	<table border="1"> <tr> <td>?</td> <td>+</td> <td>-</td> </tr> </table>	?	+	-
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<sup>6</sup> 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]

<sup>7</sup> 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 June 2013]

<sup>8</sup> 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]

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		<p>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 ensure there are good opportunities for business and employment over the next 20 years and beyond<sup>9</sup>. 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	<p><b>Transport</b></p> <p>To increase accessibility; reduce car usage and the need to travel</p>	<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>	<table border="1"> <tr> <td>+</td> <td>--</td> </tr> <tr> <td>+</td> <td></td> </tr> </table>	+	--	+	
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<sup>9</sup> 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]

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	<p>There may be moderate issues with access to sites 276 and 278 and development could lead to minor negative effects.</p> <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 centre<sup>10</sup> and this has since been confirmed by a 2013 Report produced by New Alresford Town Council<sup>11</sup>. 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>

<sup>10</sup> 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 June 2013]

<sup>11</sup> 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]



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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<sup>12</sup> available for the community of New Alresford<sup>13</sup>. 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 within and adjoining the settlement boundary to the north and east to improve accessibility (within 480m<sup>14</sup>) 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>		
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<sup>12</sup> Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: New Alresford Draft.

<sup>13</sup> Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: New Alresford Draft.

<sup>14</sup> 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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		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.	
7	<b>Water</b>  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) <sup>15</sup> 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 <sup>16</sup> . Sites 2553, 1927, 1966 and part of sites 276, 2533 and 277 are also in a groundwater source protection zone (zones 1 and 2) <sup>17</sup> . 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	<b>Waste</b>	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	+

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

<sup>16</sup> Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed May 2013]

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	To ensure sustainable waste management	and Principles).	
9	<b>Climate Change</b>  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	<b>Sustainable Construction</b>  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	<b>Biodiversity</b>	There are no International, national or local nature conservation designations on any of the development sites <sup>18</sup> . Sites 1927 and 2408 are directly adjacent the River Itchen SSSI/ SAC and site	- 0

<sup>18</sup> Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed May 2013].

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	To conserve and enhance biodiversity	<p>2533 is adjacent to the Alresford Pond SSSI. 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.</p> <p>Sites 2553 and 2532 contain or partly contain BAP priority habitat of deciduous woodland<sup>19</sup>. 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). 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 affect on protected species with be neutral with mitigation provided by CP16.</p>	
12	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	- 0

<sup>19</sup> Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed May 2013].

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	To protect and enhance built and cultural heritage	<p>affect the character and appearance of the conservation area if developed<sup>20</sup>. In addition, sites 2533 and 2123 have the potential to affect listed buildings adjacent to their boundaries if developed<sup>21</sup>. 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.</p> <p>Sites 2552 and 2532 have been designated by Hampshire County Council as part of a historic park and development on these site 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	<p><b>Landscape &amp; Soils</b></p> <p>To protect and enhance the character and quality of the landscape of</p>	<p>A few of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including 277<sup>22</sup> and 1927<sup>23</sup>. 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 2408<sup>24</sup>. These are identified as Mineral Safeguarding Sites under Policy 15 of</p>	<table border="1"> <tr> <td>--</td> <td>+</td> </tr> <tr> <td></td> <td>+</td> </tr> </table>	--	+		+
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<sup>20</sup> 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 2011]

<sup>21</sup> English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2013]

<sup>22</sup> Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2013].

<sup>23</sup> 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]

<sup>24</sup> [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	
Winchester District	<p>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 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)<sup>25</sup>. 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 Alresford<sup>26</sup> 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 side<sup>27</sup> 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'</p>

<sup>25</sup> 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]

<sup>26</sup> 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 June 2013]

<sup>27</sup> 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 June 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  <b>Site Refs:</b> 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123
	<p>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 park<sup>28</sup>. Furthermore, Site 1927 is considered to be highly sensitive<sup>29</sup>. 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 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>

<sup>28</sup> Winchester City Council (2013) Landscape Appraisal: New Alresford DRAFT

<sup>29</sup> Winchester City Council (2013) Landscape Appraisal: New Alresford DRAFT

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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			
14	<p><b>Built Environment</b></p> <p>To secure high standards of design</p>	<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"> <li>■ Sites 277, 1927, 2532 have been identified as containing or being part of important views in and across New Alresford<sup>30</sup> and development here could damage the views and therefore not meet the requirement in L1.</li> <li>■ 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.</li> </ul> <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>	<table border="1"> <tr> <td>-</td> <td>+</td> </tr> </table>	-	+
-	+				
15	<p><b>Pollution</b></p> <p>Minimise local and global sources of pollution</p>	<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. 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 -</p>	<table border="1"> <tr> <td>-</td> </tr> </table>	-	
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<sup>30</sup> 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 June 2013]



New Alresford	
Sustainability Objective	Assessment of Effects
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	<p>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 Street<sup>31</sup>.</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 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.

**Key Negative Effects:**

Major negative effects have been identified for the following SA Objectives:

- Infrastructure – Site 2552 as it will result in the direct loss of a sports pitch.

<sup>31</sup> 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 June 2013]

New Alresford	
<b>Sustainability Objective</b>	<b>Assessment of Effects</b>
	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
	<b>Site Refs:</b> 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123

- 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.

**Key Positive Effects:**

Major positive effects have been identified for the following SA Objectives:

- 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.
- Transport – All sites except for 2533 in terms of access to public transport.
- Landscape and Soils – The Brownfield sites: 2535, 2534 and 2123.

**Mitigation, Recommendations and Residual Effects for Plan-making**

- 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.
- 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.

<b>New Alresford</b>	
<b>Sustainability Objective</b>	<b>Assessment of Effects</b>
	<p style="text-align: center;">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><b>Site Refs:</b> 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123</p>

- 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.

## **Appendix I: Sustainability Appraisal Framework for Local Plan Part 1 and Sustainability Appraisal Framework Tailored for Site Allocations in the Local Plan Part 2**

The 'decision aiding questions' for the sites have been formulated by:

- Identifying appropriate policies in the Local Plan Part 1 which set out requirements for sites to adhere to and removing the questions which refer to those requirements;
- Where 'decision aiding questions' from the Local Plan Part 1 address effects in addition to those covered by higher level policies (Local Plan Part 1 and other national requirements), they have been amended to make them more relevant to the site level (shown in Blue);
- Inserting relevant assessment criteria from the Local Plan Part 2 Site Selection Checklist, where appropriate (shown in Red);
- Including additional questions (shown in green).

	SUSTAINABILITY APPRAISAL (SA) OBJECTIVE	DECISION-AIDING QUESTIONS - LOCAL PLAN PART 1 (ALSO TO BE USED FOR POLICIES IN LOCAL PLAN PART 2 OR A NEIGHBOURHOOD PLAN)	DECISION-AIDING QUESTIONS – FOR SITE ALLOCATIONS IN LOCAL PAN PART 2 or a NEIGHBOURHOOD PLAN
1	<b>Building Communities</b> <i>SEA topics: Population</i>		
	<b>To create and sustain communities that meet the needs of the population and promote social inclusion</b>	Does the option/policy: <ul style="list-style-type: none"> <li>▪ Help provide facilities for social interaction</li> <li>▪ Promote diverse communities and meet a range of housing needs</li> <li>▪ Ensure inclusion of all sections of the community</li> <li>▪ Ensure equality of access to services</li> <li>▪ Integrate new and existing communities</li> <li>▪ Encourage community cohesion and a sense of community ownership</li> <li>▪ Reduce social exclusion of disadvantaged groups</li> <li>▪ Meet the needs of an ageing population</li> </ul>	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. <ul style="list-style-type: none"> <li>▪ How does the site deliver the vision as set out in Policies WT1/SH1 or MTRA1 of LPP1?</li> <li>▪ How does the site deliver the locally derived vision and objectives identified by the community?</li> <li>▪ Could the site provide space for facilities for social interaction?</li> <li>▪ Does the site allow for equality of access to services? Please refer to objective 5 – transport for distances to services.</li> </ul>
2	<b>Infrastructure</b> <i>SEA topics: Material Assets</i>		

	<p><b>To provide for the timely delivery of infrastructure suitable to meet community needs</b></p>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Support the provision of community facilities, for example cultural, health, recreational and social facilities.</li> <li>▪ Encourage the enhancement of green infrastructure (strategic network of protected sites, nature reserves, greenspaces, and greenway linkages)</li> <li>▪ Ensure the delivery of infrastructure that meets the needs of new and existing development</li> <li>▪ Ensure appropriate timing and phasing</li> </ul>	<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.</p> <ul style="list-style-type: none"> <li>▪ Could the site provide space to deliver enhancement of green infrastructure and open space and provide linkages to existing local network of protected sites, nature reserves, greenspaces, and greenway linkages (e.g. footpaths)?</li> <li>▪ Will the development of the site result in the loss of green infrastructure identified in: the Green Infrastructure Study 2010; PUSH GI Strategy; PUSH Implementation Framework 2012; or land identified in the 2012/13 Open Space Strategy?</li> <li>▪ Will the development of the site result in the loss of a local facility or service or registered community assets?</li> <li>▪ Is the site within the specified distances of other facilities as identified in Policy CP7 - Open Space, Sport and Recreation?</li> </ul>
<p><b>3</b></p>	<p><b>Housing</b> <i>SEA topics: Population</i></p>		
	<p><b>To provide good quality housing for all</b></p>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Deliver affordable and sustainable housing both in urban and rural areas, in keeping with local character</li> <li>▪ Support the sympathetic accommodation of housing growth in sustainable locations</li> </ul>	<p>Sites which provide for residential development can achieve the requirements set out in the decision aiding questions through the following Local Plan Part 1 Policies, where applicable, ( Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix;</p>

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		<ul style="list-style-type: none"> <li>Balance housing and employment land delivery with community facilities and environmental capacity</li> <li>Provide for an appropriate mix of dwelling size, type, density and phasing to meet local needs</li> <li>Provide for a range of housing to meet the needs of specific groups, (e.g. the elderly, disabled, young, Gypsies and Travellers) and adaptable housing that meets the needs of people in different life stages</li> </ul>	<p>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>
<b>4</b>	<b>Economy and Employment</b> <i>SEA topics: Population</i>		
	<b>To maintain the buoyant economy and develop greater diversity that meets local needs</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Provide a diverse range of jobs that meet the needs of local people</li> <li>Ensure jobs are located in sustainable locations</li> <li>Support the rural economy</li> <li>Reduce both out commuting and in commuting</li> <li>Help maintain Winchester City as a major focus of learning and education</li> <li>Assist in the retention of young people and graduates</li> <li>Recognise the role of tourism in the local economy</li> <li>Support retail diversity across the district</li> <li>Support live work units &amp; working from home</li> <li>Balance suitable employment with housing growth</li> <li>Encourage environmentally and socially responsible employment and help to create local markets for local goods/services</li> <li>Aim towards establishing a low carbon</li> </ul>	<p>Sites which propose mixed use or employment related development sites are required to meet the requirements of Policies: CP8 – Economic Growth; CP9 – Retention of Employment Land and Premises; and DS1 – Development Strategy and Principles.</p> <ul style="list-style-type: none"> <li>How well is the site located in relation to places of employment? Please refer to objective 5 – transport for distances to employment.</li> <li>Would the use of the site lead to a loss of employment land/ jobs?</li> <li>Could the site provide a balance between housing and local employment opportunities and local community facilities and retail?</li> </ul>

		economy for Winchester District	
<b>5</b>	<b>Transport</b> <i>SEA topics: Air, Climatic Factors, Population, Material Assets</i>		
	<b>To increase accessibility; reduce car usage and the need to travel</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Support delivery of quality public transport that is accessible to all sections of the community</li> <li>▪ Enable the enhancement of a District-wide network of footpaths and cycle links between settlements, homes and work and community facilities</li> <li>▪ Support the need to reduce travel, especially during peak times</li> <li>▪ Locate new development to reduce the need to travel</li> <li>▪ Help create an integrated sustainable transport system, for example through providing for safe storage for cycles, respect for users of shared road space, green lane linkages</li> <li>▪ Adopt maximum parking standards</li> </ul>	<p>All sites proposed are required to meet the requirements of Policies CP10 – Transport and DS1 – Development Strategy and Principles.</p> <ul style="list-style-type: none"> <li>▪ Is the site served well by public transport (i.e. frequency of service every hour on days when a bus service operates<sup>32</sup>)?</li> <li>▪ Is the site within walking distance (ideally between 400 to 800 m<sup>33</sup>) of a number of services and facilities including<sup>34</sup>: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</li> <li>▪ Is there safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, onto an adopted road with pavements to key facilities?</li> <li>▪ Are there any existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots which development of the site could exacerbate?</li> <li>▪ Is access to and from the site (pedestrian, cycle</li> </ul>

<sup>32</sup> Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, Table 3: Accessibility criteria, pp. 14. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed May 2011]

<sup>33</sup> Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

<sup>34</sup> Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 15. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed May 2011]



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			<p>and vehicle) to the facilities mentioned above, constrained by typography?</p> <ul style="list-style-type: none"> <li>▪ Could the site enable the enhancement of a local network of footpaths and cycle links between settlements, homes and work and community facilities?</li> <li>▪ Could the site help create an integrated sustainable transport system, for example through providing for shared road space, green lane linkages?</li> </ul>
<b>6</b>	<b>Health</b> <i>SEA topics: Human Health</i>		
	<b>To improve the health and well being of all</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Protect and increase the provision of and accessibility to community, cultural and recreational facilities</li> <li>▪ Require design that ensures safe, attractive places and engenders a sense of place</li> <li>▪ Require design that promotes healthy lifestyles and increased physical activity</li> <li>▪ Increase accessibility to health facilities and encourage multi-functional use of facilities</li> <li>▪ Ensure residents have access to healthy and affordable food through, for example, the provision of allotments</li> </ul>	<p>All sites proposed are required to meet Policy DS1 – Development Strategy and Principles.</p> <p>Design is dealt with under Objective 14.</p> <ul style="list-style-type: none"> <li>▪ Will the site improve access to healthy and affordable food through, for example, the provision of allotments? Through meeting the specified standards in CP7.</li> <li>▪ Is there access to community, cultural facilities by walking/ cycling and access open space, sport and recreational facilities? Please refer to Objective 5 – transport for distances to community and cultural facilities and Objective 2 – Infrastructure for open space, sport and recreational facilities.</li> </ul>
<b>7</b>	<b>Water</b> <i>SEA topics: Water, Climatic Factors, Biodiversity, Health</i>		
	<b>To protect, enhance and manage water resources in</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Require the use of water efficiency measures</li> <li>▪ Manage and minimise risk of flooding including regard to future climate change</li> </ul>	<p>All sites proposed are required to meet Policies: CP11 – Sustainable Low and Zero Carbon Built Development; DS1 – Development Strategy and Principles; and CP17 – Flooding, Flood risk and the Water Environment.</p>

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	<b>a sustainable way</b>	<p>(promotion of adaptation measures)</p> <ul style="list-style-type: none"> <li>Promote the adoption and use of sustainable drainage systems</li> <li>Protect ground and surface water sources: quality &amp; quantity</li> <li>Progress compatibility with the objectives of the Water Framework directive</li> <li>Promote access to water for recreation, enjoyment and understanding (including valued biodiversity/ habitats)</li> </ul>	<ul style="list-style-type: none"> <li>Is the site Flood Zone 2 or 3?</li> <li>Are there any known problems with flooding on the site?</li> <li>Is the site in a ground water protection zone, safeguarded zone, water protection zone and/ or situated on major aquifer with high/ intermediate vulnerability?</li> <li>Is there potential for adverse effects on the quality of ground and surface water sources?</li> </ul>
<b>8</b>	<b>Waste</b> <i>SEA topics: Material Assets</i>		
	<b>To ensure sustainable waste management</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Help reduce waste and facilitate recycling in construction and operation</li> <li>Encourage composting</li> <li>Encourage development that is self-sufficient in waste management</li> <li>Support the recovery of energy from waste</li> </ul>	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).
<b>9</b>	<b>Climate Change</b> <i>SEA topics: Climatic Factors, Air, Water</i>		
	<b>To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy</b>	<ul style="list-style-type: none"> <li>Promote renewable energy generation</li> <li>Help reduce carbon and other greenhouse gas emissions</li> <li>Ensure adaptation planning that maximises opportunities and minimises the costs of climate change.</li> <li>Promote community involvement, understanding and action on climate change</li> </ul>	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).
<b>10</b>	<b>Sustainable Construction</b>		

<i>SEA topics: Air, Water, Climatic Factors, Material assets</i>		
<b>To promote the sustainable design and construction of buildings and places</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Ensure the incorporation of energy and water efficiency measures and renewables in new development aiming for zero carbon dwellings and workplaces</li> <li>▪ Seek higher density in new development in appropriate locations</li> <li>▪ Require the use of sustainable building standards (Code for Sustainable Homes, BREEAM)</li> <li>▪ Promote locally and sustainably sourced (e.g. recycled) materials in construction and renovation</li> </ul>	<p>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).</p>
<b>11 Biodiversity</b> <i>SEA topics: Biodiversity, Fauna and Flora</i>		
<b>To conserve and enhance biodiversity</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Protect and enhance designated and locally valued habitats and species</li> <li>▪ Prevent and reverse habitat fragmentation, where possible promote understanding of and access to biodiversity</li> <li>▪ Provide opportunities for provision and enhancement of a network of greenspaces.</li> </ul>	<p>All sites proposed are required to meet Policies: CP16 – Biodiversity; DS1 – Development Strategy and Principles; and CP15 – Green Infrastructure, when developed.</p> <ul style="list-style-type: none"> <li>▪ Does the whole or part of the site or is the site near to a designated site (international, European, national or local)?</li> <li>▪ Does the site contain any protected species?</li> <li>▪ Are there any locally valued habitats and or species (non-recorded biodiversity interests) present or adjacent, for example: Mature hedgerows, traditional orchards, veteran trees etc.?</li> </ul> <p>Could the site:</p> <ul style="list-style-type: none"> <li>▪ Have any adverse impact on any designated sites or protected species (International, European,</li> </ul>

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			<p>National or Local) and/ or on any locally valued habitats and species (non-recorded biodiversity interests)?</p> <ul style="list-style-type: none"> <li>▪ Have potential to enhance designated and locally valued habitats and species?</li> <li>▪ Provide space to reverse habitat fragmentation?</li> <li>▪ Provide opportunities for provision and enhancement of a network of greenspaces using an ecosystems approach?</li> <li>▪ Are there streams, rivers, lakes or other watercourses/ aquatic habitat on or within 200m of the site<sup>35</sup>?</li> <li>▪ Is the site within 500m of a large<sup>36</sup> pond?</li> <li>▪ Will development of this site affect any structure or features that could be habitats for protected species?</li> </ul>
<b>12</b>	<b>Heritage</b> <i>SEA topics: Cultural Heritage</i>		
	<b>To protect and enhance built and cultural heritage</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Protect and where appropriate, enhance the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value</li> <li>▪ Support, develop and where appropriate, enhance and increase access to cultural &amp; heritage resources and activities</li> <li>▪ Help accommodate new development without detriment to the existing built and cultural heritage</li> </ul>	<p>All proposed development on all the sites are required to meet Policies: CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles.</p> <ul style="list-style-type: none"> <li>▪ Does the site contain or is it close to heritage assets including: <ul style="list-style-type: none"> <li>○ Scheduled Monuments</li> <li>○ Conservation Areas</li> <li>○ Listed Buildings</li> <li>○ Archaeological sites (recorded and non-recorded)</li> <li>○ Historic Parks and Gardens</li> <li>○ Existing landscape and townscape character?</li> </ul> </li> </ul>

<sup>35</sup> Hampshire & Isle of Wight Chief Planning Officers Group (No date) Biodiversity Checklist. Online at <http://www.hampshirebiodiversity.org.uk/1app.htm> [Accessed May 2013]

<sup>36</sup> Where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m<sup>2</sup> (c. 15m x 15m)

			<ul style="list-style-type: none"> <li>■ Would the use of the site increase access to local cultural and heritage resources and activities?</li> <li>■ Could the site accommodate new development without detriment to the existing local built and cultural heritage?</li> <li>■ Could the site have an adverse impact on the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value?</li> <li>■ Could the site enhance the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value?</li> </ul>
<b>13</b>	<b>Landscape &amp; Soils</b> <i>SEA topics: Landscape, Soils</i>		
	<b>To protect and enhance the character and quality of the landscape of Winchester District</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Minimise adverse impact on the landscape setting of the city, towns and rural settlements</li> <li>▪ Prioritise the use of previously developed land to minimise greenfield development</li> <li>▪ Conserve and enhance the natural beauty of the South Downs National Park, and locally designated landscapes</li> <li>▪ To protect soil resources and manage in a sustainable way</li> </ul>	<p>All development on proposed sites are required to meet Policies: CP20 – Heritage and Landscape Character.</p> <ul style="list-style-type: none"> <li>■ Could the site adversely impact on the landscape setting of the city, towns and rural settlements?</li> <li>■ Is the site classified as previously developed land or Greenfield? Prioritise the reusing of land that has been previously developed (brownfield land), provided that it is not of high environmental value.</li> <li>■ Could the site contribute towards conserving and enhancing: <ul style="list-style-type: none"> <li>○ recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;</li> <li>○ local distinctiveness, especially in terms of characteristic materials, trees, built form and</li> </ul> </li> </ul>

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			<p>layout, tranquillity, sense of place and setting.</p> <ul style="list-style-type: none"> <li>■ Could the use of the site protect soil resources or would it result in the loss of high grade (1 – 3a) agricultural land?</li> <li>■ Is the site within a defined settlement gap (LPP1 Policy CP18)?</li> <li>■ Is the site or part of the site underlain by mineral reserves? Is extraction possible within the timeframe of the plan or could it be extracted prior to development?</li> <li>■ Is the site or part of the site in a Nitrate Vulnerable Zone?</li> </ul>
<b>14</b>	<b>Built Environment</b> <i>SEA topics: Cultural heritage, Population, Material Assets</i>		
	<b>To secure high standards of design</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Promote recognition of local distinctiveness and a sense of place in style, materials and scale within the public realm</li> <li>▪ Make best use of existing buildings through reuse and conversion</li> <li>▪ Promote innovation in sustainable design for new and heritage development</li> <li>▪ Promote integration of new development with existing context/design</li> <li>▪ Recognise the role of the community in securing good design e.g. Village design statements, community planning</li> </ul>	<p>All sites can achieve the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 –High quality design.</p> <ul style="list-style-type: none"> <li>■ Would the development of the site be in keeping with the character and sense of place of the local area and where applicable, aid with the delivery of locally derived design principles as set through a Village Design Statement/ Neighbourhood Design Statement?</li> </ul>
<b>15</b>	<b>Pollution</b> <i>SEA topics: Air, Climatic Factors, Human Health, Soils, Water</i>		
	<b>Minimise local and global sources of pollution</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Improve air quality, e.g. through transport management and reduction of employment related emissions</li> <li>▪ Reduce and manage noise pollution</li> </ul>	<ul style="list-style-type: none"> <li>■ Will the use of the site result in an increase in air, noise, light, water, odour and soil pollution in the area?</li> <li>■ Is there a risk of contamination on the site?</li> <li>■ Are there overhead power cables on the site?</li> </ul>

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		<ul style="list-style-type: none"><li>▪ Reduce and manage the impact of light pollution</li><li>▪ Ensure there is no pollution of water sources</li><li>▪ Ensure there is no pollution of the soil</li></ul>	<ul style="list-style-type: none"><li>■ Is the site a known landfill site?</li><li>■ Are there any adjacent uses to the site which may cause noise, light, odour or air pollution conflicts?</li><li>■ Is the site in or adjacent to an AQMA?</li></ul>
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## Appendix II: Thresholds for landscape and Transport for Potential Allocation Sites

Five thresholds of development potential have been produced, ranging from absolute sustainability constraints (red), through issues for sustainability that may be mitigated or negotiated (orange and yellow) (although some effects may be more difficult or expensive to address than others), to sites that have no constraints (light green) or where development may be encouraged as it would help to resolve particular sustainability issues (dark green). The thresholds for landscape and transport have been set out below as these are considered to be the main sustainability differentiators for potential allocation sites covered by Winchester Local Plan: Part 2 (LPP2).

Each category is judged according to its own standards and methods of assessment. There is no weighting or scoring, with colours being used to help consider potential effects. The aim is to make comparisons between sites and areas easier and help identify which sites are more sustainable. The development potential and environmental constraint categories may change, as may site gradings as work on the evidence base and LPP2 preparation evolves and further information on a particular site becomes available. For example, for many categories a precautionary principle has underpinned the current assessment, but when further information is available, such as through site surveys, the grading can be amended to reflect this.

\* Relevant assessment criteria from the Local Plan Part 2 Site Selection Checklist, where appropriate (shown in Red).

Threshold for Landscape and soils		
X	Absolute sustainability constraints	The site is underlain by mineral reserves with extraction not possible within the timeframe of the plan. Brownfield land with high environmental value <sup>37</sup> or Greenfield land with high environmental value.
--	Sustainability issues; mitigation	Major negative effect on the landscape setting of the city, towns and rural settlements and: <ul style="list-style-type: none"> <li>○ recognised built form and designed or natural landscapes that include features and elements of natural</li> </ul>

<sup>37</sup> Department for Communities and Local Government (March 2012) National Planning Policy Framework, Paragraph 111.



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	considered problematic and/or expensive	<p>beauty, cultural or historic importance;</p> <ul style="list-style-type: none"> <li>o local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.</li> </ul> <p>The site within a defined settlement gap (LPP1 Policy CP18).</p> <p>The site is underlain or partly underlain by mineral reserves with extraction either not possible or uncertain prior to development.</p> <p>The use of the site would result in the loss of high grade (1 – 3a) agricultural land.</p> <p>Brownfield land which has moderate environmental value or Greenfield land with moderate environmental value.</p>
-	Sustainability issues; mitigation considered achievable	<p>Minor negative effect on the landscape setting of the city, towns and rural settlements and:</p> <ul style="list-style-type: none"> <li>o recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;</li> <li>o local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.</li> </ul> <p>The site is underlain or partly underlain by mineral reserves with extraction possible prior to development.</p> <p>Brownfield land which has low environmental value or Greenfield land with low environmental value.</p>
+	No sustainability constraints	<p>Minor positive effect on the landscape setting of the city, towns and rural settlements and it could contribute towards conserving:</p> <ul style="list-style-type: none"> <li>o recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;</li> <li>o local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.</li> </ul> <p>Brownfield land which has negligible environmental value and Greenfield Land negligible environmental value.</p>
++	Development will support Sustainable Objectives	<p>Major positive on the landscape setting of the city, towns and rural settlements and could contribute towards conserving and enhancing:</p> <ul style="list-style-type: none"> <li>o recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;</li> <li>o local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.</li> </ul>

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		Brownfield land which has negligible environmental value and contaminated land remediated to restore soil resource.
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Threshold for Transport		
<b>X</b>	Absolute sustainability constraints	<p>Safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is not achievable onto an adopted road. There are no pavements to facilities.</p> <p>There are major existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is majorly constrained by typography (for example – a steep hill).</p>
<b>--</b>	Sustainability issues; mitigation considered problematic	<p>The site is <b>not</b> within walking distance (over 1600 m<sup>38</sup>) of a number of services and facilities including<sup>39</sup>: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p> <p>Safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is problematic onto an adopted road. Pavements to key facilities (food stores, health and education) are only available part of the way and cannot be connected.</p> <p>There are moderate existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p> <p>The site is served well by public transport (frequency of service more than 2 hours on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is moderately to majorly constrained by typography.</p>
<b>-</b>	Sustainability issues; mitigation	<p>The site <b>is</b> within walking distance (800 to 1600 m<sup>40</sup>) of a number of services and facilities including<sup>41</sup>: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p>

<sup>38</sup> Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

<sup>39</sup> 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.

<sup>40</sup> Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

<sup>41</sup> 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.

	considered achievable	<p>Safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is achievable onto an adopted road. Pavements to key facilities (food stores, health and education) are available part of the way and could be connected.</p> <p>There are minor existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p> <p>The site is served well by public transport (frequency of service every 1 – 2 hours on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is slightly to moderately constrained by typography.</p>
+	No sustainability constraints	<p>The site <b>is</b> within walking distance (400 to 800 m<sup>42</sup>) of a number of services and facilities including<sup>43</sup>: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p> <p>The site is served well by public transport (frequency of service every hour on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is slightly constrained by typography.</p> <p>The site can enable the enhancement of a local network of footpaths and cycle links between settlements, homes and work and community facilities.</p> <p>The site can help create an integrated sustainable transport system, for example through providing for safe storage for cycles, respect for users of shared road space, green lane linkages.</p> <p>There is safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, onto an adopted road with pavements.</p> <p>There are no existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p>

<sup>42</sup> Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

<sup>43</sup> 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.

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<p>++</p>	<p>Development will support Sustainable Objectives</p>	<p>The site <b>is</b> within walking distance (0 to 400 m<sup>44</sup>) of a number of services and facilities including<sup>45</sup>: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p> <p>The site is served well by public transport (frequency of service every hour on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is not constrained by typography.</p> <p>The site can enable the enhancement of a local network of footpaths and cycle links between settlements, homes and work and community facilities.</p> <p>The site can help create an integrated sustainable transport system, for example through providing for safe storage for cycles, respect for users of shared road space, green lane linkages.</p> <p>There is safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, onto an adopted road with pavements.</p> <p>There are no existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p>
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<sup>44</sup> Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

<sup>45</sup> 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.