

Site Assessment Evaluation Framework Cabinet Summary for West of Waterlooville Area 1

Based on Sustainability Appraisal Framework approved by LDF Cabinet December 2007

25.02.2009

Please note: This colour coding relates to the development of Area 1 in isolation, not as a site developed with Area 3.

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

	SA OBJECTIVE			Comments
1	Building Communities			
	To create and sustain communities that meet the needs of the population and promote social inclusion		O	<p>To the south-east the site adjoins the Wecock estate, a large post-war housing estate within Havant Borough. To the south-west it is bounded by the Hambledon Road (B2150) and generally, to the north-west and north, by rural roads which connect farms and minor outlying hamlets, such as Anmore and Soake to the north-west of the site.</p> <p>There are no public rights of way within the site. A privately owned fishing lake at the centre of the site is encircled by an informal network of access paths.</p> <p>There is an hourly bus service along the Hambledon Road which links Denmead and Hilsea, via Waterlooville. Cosham railway station is located some 3.5 miles south of Soake hamlet, close to the M27coastal motorway. This is not easily accessible by foot, cycle or public transport.</p> <p>If developed in isolation, integration of this site with existing communities may be difficult to achieve. The Wecock estate is fully developed on its north-western boundary and there are no permitted points of direct access from this, through to the site. When originally planned the Estate was designed to achieve a very firm and sharply defined outer edge, to coincide with the boundary between the two administrative areas.</p>

2	Infrastructure			
	<p>To provide for the timely delivery of infrastructure suitable to meet community needs</p> <p>Definition of infrastructure: transport, affordable housing, education, health utilities etc (Source, SE Plan)</p>		Y	<p>For footpath and cycle network provision and public transport see objective 1.</p> <p>The extension of the local road or footpath/cycle network is unlikely to be secured if this site is developed in isolation.</p> <p>The southern part of the site abuts the B.2150 Hambledon Road. The U.195 Soake Road and C.40 Anmore Road pass to the west and north of the site. The site is situated within a reasonable distance of Waterlooville town with its employment, services and facilities.</p> <p>In accordance with PPS.3, WCC would secure a proportion of affordable housing provision on this site.</p> <p>More work is required to ensure the provision of all necessary infrastructure were this site to come forward for development. The fully developed boundary of the Wecock Estate, to the south-east, may affect ready access to certain elements of local infrastructure such as education and health.</p> <p>Utility provider comments need to be taken into account, including those of the National Grid provider.</p>
3	Housing			
	<p>To provide good quality housing for all</p>		O	<p>Two, separated, high voltage electricity transmission lines traverse the site from south-east to north-west.</p> <p>Bisecting the site is an area of disused and now water- filled excavations, used for recreational coarse fishing. This feature would significantly reduce the developable area of the site</p> <p>The site is in multiple ownership</p> <p>Although sand and gravel have been extracted in the past, there is currently no requirement to consult Hampshire County Minerals on any development which may affect this site.</p> <p>The assessment of the suitability of this site to provide good quality housing for all must take full account of those other constraints set out in this appraisal.</p>
4	Economy and Employment			
	<p>To maintain the buoyant</p>		LG	<p>Please see comments under housing, above.</p>

	economy and develop greater diversity that meets local needs			The presence of two significant employment uses provides a significant benefit. Nevertheless, the assessment of the suitability of this site to provide any additional/replacement employment or mixed uses must take into account all other constraints set out in this appraisal.
5	Transport			
	To increase accessibility; reduce car usage and the need to travel		o	<p>The southern part of this site can currently be accessed from Hambledon Road. The northern and north-western parts can only be accessed from a C-class Anmore Road unclassified Soake Road which form part of a rural network to the north and east of Denmead and Waterlooville.</p> <p>There is an hourly bus service along the Hambledon Road which indirectly links with Havant and Cosham railway stations.</p> <p>Further discussions with the Highways Agency and Transport for South Hampshire would be required to achieve an optimal package of transport measures and to mitigate the impact of development on the local road network.</p> <p>The extension of the road or footpath and cycle network is unlikely to be secured if this site is developed in isolation.</p>
6	Health			
	To improve the health and well being of all		o	<p>The ability of this site to provide allotments, recreational open space and introduce a footpath/cycleway network needs to be taken into account in assessing this site for development.</p> <p>The agricultural land classification of this site is Grade 4. Nevertheless, there is a need to assess whether the loss of land in the northern part of the site, which appears to be in some agricultural production, can be justified when taken alongside other sustainability considerations (PPS7 para 28). Mitigation could be secured by provision of renewable energy sources as part of development or by the potential to improve health and well being by, for example, provision of recreational land. The fishing ponds referred under Objective 3: Housing might provide a component of this.</p> <p>The dominating presence of power transmission lines has a significant impact on perceptions of this site, from a health and well-being perspective.</p>
7	Water			
			o	

	To protect, enhance and manage water resources in a sustainable way			<p>The site contains Zone 2 and Zone 3 flood designations crossing the central part of the site, from north-east to south-west, following the line of an existing water course.</p> <p>The south-western part of the site has been identified as a 'Flood Hot Spot'.</p> <p>The site is within the water catchment of the River Wallington.</p> <p>Further work is needed particularly in relation to SUDS, the impact that development of this site would have on runoff, groundwater, the future potential flooding and the Water Framework Directive.</p>
8	Waste			
	To ensure sustainable waste management		Y	<p>More work is needed to ensure elements of sustainable waste management can be accommodated within the site.</p>
9	Climate Change			
	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy		O	<p>The site does not contain any significant south-facing slopes. Opportunities for passive and active solar energy production are therefore limited.</p> <p>The presence of electricity transmission pylons creates a constraint for wind generation on this site.</p> <p>The development of this site would result in the loss of greenfield land which may contribute to urban cooling. If developed, this site would extend the urban heat island around Waterlooville and increase car borne traffic in and around Waterlooville and Denmead.</p>
10	Sustainable Construction			
	To promote the sustainable design and construction of buildings and places		Y	<p>WCC will require that all sites coming forward for development promote the sustainable design and construction of buildings and places, in accordance with the Hampshire Minerals and Waste Core Strategy and other relevant guidance.</p>
11	Biodiversity			

	To conserve and enhance biodiversity		Y	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Protected sites: one SINC on N boundary W of Clarendon Farm (local designation). No other protected sites within site. 2. 2no SINC's outside site: one in NW corner between Anmore and Denmead; the other approx 220.0m to S (Piers Hill Wood). 3. There is a significant but unprotected existing green space through centre of site featuring fishing lakes and minor water course which flows to the W, existing woodland and areas of natural regeneration. Part of the woodland is currently used as a storage yard for building materials by Jewson. 4. Narrow hedged roads and field boundaries to irregular small to medium sized meadows used mainly as horse paddocks in S of site; larger fields of pasture and arable to north of site. 5. Poor links with existing green spaces/wildlife corridors within and beyond site as only 1no public right of way along N boundary; private footpaths mainly for fishing around lakes. 6. No current designated CRoW access within or close to site.
12	Heritage			
	To protect and enhance built and cultural heritage		B	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Historic landscape character: strong associations with the Royal Forest of Bere, former royal hunting reserve, surviving features include mature specimen oak trees and remnants of assarted hedgerows. 2. Other features of interest: ancient lanes and hedgerows; small parliamentary field enclosure. <p>Ref: GIS constraint maps.</p>
13	Landscape and Soils			
	To protect and enhance the character and quality of the landscape of Winchester District		O	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Landscape character: remote and enclosed feel to much of the area due to presence of woodland, field boundaries and narrow hedged roads to site boundaries. Horse paddocks in S half of site. Significant area of green space with woodland, lakes and water course in centre of site considered to be of high amenity value even though unprotected. 2. No protection within or close to site other than local SINC designations as above. 3. The site contributes significantly to the semi-rural landscape setting of Denmead, the character of village settlement and local distinctiveness, and acts as an effective landscape buffer between Denmead and development to the E. 4. Small hamlets of Anmore and Soake and isolated farms located within site are typical of existing

				<p>landscape character area as identified in the Landscape Character Assessment, thus supporting their retention within existing landscape setting.</p> <ol style="list-style-type: none"> 5. Ridgeline along N boundary, 50.00m max. height, with high point at Clarendon Farm. 6. Views mainly confined to local prominence within site due to small/medium enclosed field pattern and woodland. 7. Main views across site from elevated N boundary to mature tree cover in centre and filtered views of housing along E boundary. 8. No protected trees (TPO) within or close to site although significant tree cover of high amenity value around fishing lakes and occasional specimens to field and site boundaries. 9. Poor pedestrian connectivity within and beyond site as no public rights of way into site. 10. Landscape character of site boundaries: proposed vehicular access may impact on narrow hedged roads to S, W and N and mature tree belt / shrub understorey alongside edge of built development on E boundary. 11. Geology: existence of London clay formation which may impact on proximity of existing/new trees to proposed development. 12. Agricultural land classification: mainly grade 4 throughout. 13. Tranquillity: evident mainly within existing green space around lakes and public right of way along N boundary. <p>Ref: European Landscape Convention (2000); PPS 3; CPRE website for tranquillity maps and dark night skies; GI Technical Statement; Landscape Character Assessment (March 2004).</p>
14	Built Environment			
	To secure high standards of design		O	<p>WCC would require that all development is built to high standards of design.</p> <p>Further investigation would be needed to take account of London Clay.</p> <p>The nature of the constraints on this site could lead to fragmented development.</p> <p>Encroachment by development on the hamlets of Anmore and Soake could lead to a loss of their individual identity and a consequent reduction in the separation between Waterlooville and Denmead.</p>
15	Pollution			
	Minimise local and global sources of pollution		Y	<p>Account needs to be taken of noise emanating from the open storage employment site situated across the central part of Area 1.</p> <p>Careful design would be required to minimise potential light pollution.</p> <p>WCC would require an assessment of the impact of significant development and resulting traffic flow on air quality.</p>

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