

Site Assessment Evaluation Framework Cabinet Summary for West of Waterlooville Area 2

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 2 having been assessed on the assumption that the 'baseline' MDA is going ahead.

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		Y	<p>The site is located to the west of the town of Waterlooville. Intervening fields to the east of the site are currently awaiting comprehensive development, as part of the strategic 'West of Waterlooville Major Development Area'. Along the western boundary of the committed MDA and effectively separating this from the site are two high-voltage overhead power transmission lines running south-west to north-east. The site which, for current planning purposes, forms part of a designated Local Gap is currently farmed for mixed arable and pasture and contributes to the countryside setting to the south-west of Denmead and to the west of Waterlooville.</p> <p>To the west, the site is framed by the C.130 Newlands Lane and, to the north-west, by the unclassified U.195 Closewood Road. Closewood Farm abuts the site on the western side. Currently, the site does not adjoin any settlement. However, as the construction and overall formation of the Major Development Area proceeds mixed development, generally comprising 2,000 new dwellings, employment and associated facilities and services, will create a new western edge to Waterlooville town, bringing this site close to adjoining the expanded built-up area.</p> <p>There is one public footpath which crosses the site on a roughly north-south alignment and following the</p>

				<p>eastern boundary. From the south-east corner of the site this footpath connects with another which then proceeds eastward, to give a direct pedestrian route to Waterlooville town centre. There are no other rights of public access within the site, although the long-distance trail 'The Wayfarers Walk' passes the north-west corner of the site.</p> <p>At the north-eastern corner of the site 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 the Hambledon Road/Closewood Road junction, close to the M27 coastal motorway. This station 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 Major Development Area does, however, create changes to the present settlement pattern which would provide new and sustainable opportunities for connection and integration.</p> <p>If developed in close proximity to the MDA, an extension and further improvement of the existing footpath network to the west of Waterlooville town and the MDA could be achieved by the development of this site, resulting in its integration with these centres and the employment opportunities and the services and facilities which they would provide. A further expansion of the bus services and routes already planned for the MDA could, in turn, assist with the site's integration with Waterlooville, Purbrook and other communities to the south.</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>		B	<p>For footpath and cycle network provision and public transport see objective 1.</p> <p>Any extension of the local road and/or footpath network could only be secured if this site were developed in association with the MDA.</p> <p>Western and northern parts of the site are close to/about rural roads. If part, or all, of this site was developed and the resultant traffic not discouraged from using or denied access to these two roads (Newlands Lane and Closewood Road) this would place significant additional pressure both on them and the minor road network of which they form part.</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 if this site was to be brought forward for development. The presence of the MDA, with its own modern infrastructure should, potentially, assist with certain aspects of infrastructure provision to this site.</p> <p>Utility provider comments need to be taken into account, including those of the National Grid provider.</p>

3	Housing			
	To provide good quality housing for all		Y	<p>Two, separated, high voltage electricity transmission lines run along eastern edge of the site, on a south-west to north-east alignment.</p> <p>The site is in limited ownership but an owner of part of the site has previously been hostile to development.</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			
	To maintain the buoyant economy and develop greater diversity that meets local needs		B	<p>Please see comments under infrastructure and housing, above.</p> <p>There is the potential for this to be a mixed use site which complements the range of employment available within short distances.</p> <p>The assessment of the suitability of this site to provide additional employment or mixed uses must take into account all other constraints set out in this appraisal.</p>
5	Transport			
	To increase accessibility; reduce car usage and the need to travel		O	<p>The southern part of the site can be accessed from Hambledon Road, via the unclassified Closewood Road and the C-Class Newlands Lane, which form part of a rural network to the south of Denmead and west of Waterlooville.</p> <p>The inclusion of new employment uses together with local services and facilities, as part of the MDA, would enhance and complement Waterlooville town and, in addition, add to the potential accessibility and sustainability of this site.</p> <p>There is currently an hourly bus service along the Hambledon Road to Waterlooville which then links with services to Havant and Cosham.</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 rural road network.</p>

				The extension of the road or footpath and cycle network would be unlikely if this site was developed in isolation. However, the MDA will incorporate a network of new linkages to Waterloo ville town centre and Purbrook and this site could additionally benefit from that.
6	Health			
	To improve the health and well being of all		B	<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 the site for development.</p> <p>The majority of this site is Grade 3b agricultural land. Nevertheless, there is a need to assess whether the loss of land which is currently in agricultural production, can be justified when taken alongside other sustainability considerations (PPS7 paragraph 28). Mitigation could be secured by the provision of renewable energy sources, as part of development, or by the potential to improve health and wellbeing, for example, by the provision of recreational land.</p>
7	Water			
	To protect, enhance and manage water resources in a sustainable way		O	<p>The site contains Zone 2 and Zone 3 flood designations crossing the southern part of the site and generally following the line of existing water courses.</p> <p>The site is within the water catchment of the River Wallington.</p> <p>Further work is needed, particularly in relation to SUDS and the impact that development of this site would have on runoff, groundwater, future potential flooding and the Water Framework Directive.</p>
8	Waste			
	To ensure sustainable waste management		Y	More work is needed to ensure that elements of sustainable waste management can be accommodated within the site.
9	Climate Change			
	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy		B	<p>Although the site rises gently to its northern edge and does not, therefore, contain particularly prominent south-facing slopes, there may be an opportunity for some passive and active solar energy production.</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 further extend the urban heat island around Waterloo ville and the MDA and</p>

				increase car borne traffic in and around Waterlooville.
10	Sustainable Construction			
	To promote the sustainable design and construction of buildings and places		Y	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.
11	Biodiversity			
	To conserve and enhance biodiversity		B	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. No protected areas within site. 2. 1no SINC outside site approx 150.00m to N (Piers Hill Wood). 3. Landcover mainly farmland, largely arable, with tree cover and hedgerows confined mainly to field boundaries and roadside vegetation. 4. Poor pedestrian links connecting with existing wildlife corridors within site. Better connections with wider landscape via Wayfarers Walk (national trail) abutting NW corner of site and public right of way alongside E boundary. 5. 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 within site include mature specimen oak trees and remnants of assarted hedgerows, although presence minimal within site. <p>Ref: GIS constraint maps.</p>
13	Landscape and Soils			
			Y	

	To protect and enhance the character and quality of the landscape of Winchester District			<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Landscape character: landcover mainly relatively flat open farmland, largely arable, with tree cover and hedgerows confined mainly to field boundaries and roadside vegetation. Minor watercourse flowing into R Wallington in S corner of site. No significant areas of high amenity value. 2. Ridgeline along N boundary, 40m max. height - providing panoramic views S across site and beyond, from Closewood Road to historic landmark of Portsdown Hill and buildings E of Fort Southwick. 3. No protected trees (TPO) within or close to site. 4. Poor pedestrian links for amenity purposes within site. Better connections with wider landscape via Wayfarers Walk (national trail) abutting NW corner of site and public right of way alongside E boundary. 5. Landscape character of site boundaries: proposed vehicular access may impact on narrow hedged roads to E and N boundaries. 6. Enhancement of landscape character on E boundary due to existence of double line of large pylons limiting any new tree planting associated with new development. 7. Agricultural land classification: mainly grade 3b (MAFF 246/94R); associated sustainability issues minimal. 8. Geology: existence of London clay formation which may impact on proximity of existing/new trees to proposed development. 9. Tranquillity: traffic noise during peak traffic periods. <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		Y	<p>WCC would require that all development is built to high standards of design.</p> <p>Development of this site could be a factor in reducing the current separation between Denmead and Waterlooille.</p> <p>The presence of the overhead power transmission lines is a factor to be taken into account.</p> <p>Further investigation would be needed to take account of London Clay.</p>
15	Pollution			

	Minimise local and global sources of pollution		Y	<p>Careful design would be required to minimise potential light pollution.</p> <p>Careful design would be required to avoid any pollution of the head-waters of the River Wallington.</p> <p>WCC would require an assessment of the impact of significant development and resulting traffic flow on air quality.</p>
--	---	--	---	--