

Site Assessment Evaluation Framework Cabinet Summary for West of Waterlooville Area 3

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 3 in isolation, not as a site developed with Area 1.

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>This site lies at the intersection of the Winchester District, East Hampshire District and Havant Borough. To the south, the site adjoins the Wecock estate a large post-war housing estate within Havant. To the north of the Estate boundary there is a sharp demarcation, with productive farmland representing the predominant land use. The site does not adjoin any other settlement.</p> <p>A right of way and separate metalled footpath pass east-west, close to the southern boundary of the site. The right of way gives vehicular access to Woodcroft Farm, a central feature of the site. The footpath element is accessed at a number of points along the northern edge of the Wecock Estate. There is one north-south bridleway crossing the site.</p> <p>There is a frequent bus service circulating within the Estate and this provides links to Waterlooville and, indirectly, to Havant. Havant railway station is located some 4 miles south-east of Wecock but is not easily accessible by foot, cycle or public transport.</p> <p>If developed in isolation, integration of this site with existing communities could be achieved. At its closest, the Wecock estate does have a number of access points on its northern boundary which provide links to this</p>

				<p>site and these could enable good access to the Estate's services and facilities.</p> <p>If developed in association with Area 1, a south-westward extension of the existing footpath and cycle network to the north of the Wecock Estate could be achieved by the development of this site. This could provide the additional benefit of helping to link both this site and Area 1 to the Estate, resulting in the integration of both sites with this part of Waterlooville. Further improvements to current bus services within the Estate could be secured and, in turn, this would assist the integration of both sites with Waterlooville, Cowplain 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>		Y	<p>For footpath and cycle network provision and public transport see objective 1.</p> <p>Any wider extension of the local road or footpath/cycle network would be dependent on improvements within other Districts.</p> <p>Vehicular access to the site is currently limited to Woodcroft Farm's access road, along the southern edge of the site and a similar access road leading to Eastland Gate, a cluster of residential properties on the northern boundary of the site and within East Hampshire District.</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 come forward for development. The more open boundary of the Wecock Estate, to the south and east of the site, would assist access to 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>		B	<p>A high voltage electricity transmission line passes, on a south-west to north-east alignment, close to the western extremity of the site.</p> <p>The part of the overall site within the Winchester District is in single ownership and has been promoted for development.</p> <p>Further investigation will be required to assess interest on the part of EHDC, in regard to facilitating or participating in development of the overall site. Further Investigation will also be required to fully determine the extent to which Havant BC will seek to promote development on that part of the site which is contained</p>

				<p>within the Borough.</p> <p>The relative complexity of administrative authority which involves three adjoining Districts may have a time-constraining effect, in regard to any comprehensive development of the overall site.</p> <p>Although very small-scale hoggin/gravel extraction has taken place 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			
	To maintain the buoyant economy and develop greater diversity that meets local needs		Y	<p>Please see comments under housing, above.</p> <p>The lack of proximity/access to the strategic highway network is potentially a significant constraint which will need to be carefully considered.</p> <p>The potential impact of any employment uses on the amenity of existing housing near the site needs to be taken into account.</p> <p>The assessment of the suitability of this site to provide 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 this site can be accessed on foot or by bicycle via the Wecock Estate. However, direct vehicular access to the site is currently restricted to two, privately owned, access roads. The access road to the northern edge of the site leads from the C-class Anmore Road which forms part of a rural road network between Denmead and Catherington.</p> <p>There is a regular bus service within the Wecock estate which then links, indirectly, 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 Wecock Estate and other parts of the local road network.</p> <p>A wider extension of the footpath and cycle network around Wecock is less likely to be secured if this site is</p>

				developed in isolation. Any extension of the local road network beyond the northern edge of the site is unlikely to serve a useful purpose.
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 this site for development.</p> <p>The agricultural land classification of this site is Grade 3. There may, therefore, be a need to assess whether the loss of land on this site which is currently in agricultural production can be justified, when taken alongside other sustainability considerations (PPS7 para 28). Mitigation could be secured by the provision of renewable energy sources as part of development, or by the potential to improve health and well being by, for example, the provision of recreational land.</p> <p>Further investigation would be needed to explore any scope for expanding/adjusting the existing Wecock School site and/or adjacent Recreation Ground, both of which adjoin the south-eastern boundary of the site.</p>
7	Water			
	To protect, enhance and manage water resources in a sustainable way		B	<p>The site contains no current flood designations.</p> <p>The site is on a clay cap over a chalk substrate at the margin of 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, any future potential flooding and the Water Framework Directive.</p>
8	Waste			
	To ensure sustainable waste management		Y	More work is needed to ensure 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		B	<p>Parts of the site contain south-facing slopes. There may be opportunities for limited 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.</p>

	Climate Change Strategy			If developed, this site would extend the urban heat island around Waterlooville and increase car borne traffic within 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. The presence of Reading Bed clay formations on site would need to be taken into account.
11	Biodiversity			
	To conserve and enhance biodiversity		B	Proposed development of site may impact on: <ol style="list-style-type: none"> 1. No protected areas within site. 2. 1no SINC outside site to NE (James Copse). 3. Landcover mainly farmland, arable and pasture, with tree cover and hedgerows confined mainly to field boundaries and roadside vegetation. 4. No current designated CRoW access within or close to site.
12	Heritage			
	To protect and enhance built and cultural heritage		B	Proposed development of site may impact on: <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. 2. Other features of interest: small parliamentary field enclosure. Ref: GIS constraint maps.
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: remote and enclosed feel to much of the area due to presence of tree cover and hedgerows confined mainly to field boundaries and public right of way. Small fields of pasture and arable with exception of larger arable field to W of Woodcroft Farm. 2. No protected trees (TPO) within or close to site although specimen mature oak trees of high amenity value within fields and boundary hedgerows. 3. Poor pedestrian links for amenity purposes within site. One public right of way along S boundary providing views, mainly local prominence, across fields to treed skyline to N and James Copse (SINC) with filtered views of housing and recreation ground to S. 4. Landscape character of site boundaries: proposed vehicular access may impact on narrow hedged lane and specimen trees along public right of way on S boundary and wider landscape setting to N. 5. Agricultural land classification: mainly grade 3. 6. Geology: mainly Reading formation of mottled clay, locally sandy. 7. Tranquillity: traffic noise minimal even with proximity of housing development. <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. However, the Winchester part of the site is only part of a larger site, the issue of fragmentation would, therefore, need to be considered.</p>
15	Pollution			
	Minimise local and global sources of pollution		Y	<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>