

Site Assessment Evaluation Framework Cabinet Summary for West of Waterloo Area 4

Based on Sustainability Appraisal Framework approved by LDF Cabinet December 2007

25.02.2009

Please note: This colour coding relates to the development of the 'Reserve' Area 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		B	<p>The site is located to the west of the town of Waterloo. Intervening fields to the east of the site are currently awaiting comprehensive development, as part of the strategic 'West of Waterloo Major Development Area'. The site is currently farmed for mixed arable and pasture and contributes to the countryside setting to the west of Waterloo. Immediately to the west of the site are two high-voltage overhead power transmission lines, running south-west to north-east.</p> <p>The nearest public road is to the west of the site, the C.130 Newlands Lane. There is no public highway linking the site to this road. Cutlers Farm is close to 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 proceed, mixed development generally comprising 2,000 new dwellings, employment and associated facilities and services, will create a new western edge to Waterloo town, effectively bringing this site to adjoin the expanded built-up area.</p> <p>There is one public footpath which abuts the site, on an east-west alignment, following the northern boundary. This path gives a direct pedestrian route to Waterloo town centre. From its northern boundary two other public footpaths traverse the site: in a southerly direction towards Purbook Heath and; south-easterly towards</p>

				<p>Pubrook village. There are no other rights of public access within the site.</p> <p>1 km.from the north-eastern corner of the site there is an hourly bus service along the B2150 Hambledon Road which links Denmead and Hilsea, via Waterloooville town. Cosham railway station is located some 2.5 miles south of the Hambledon Road/Closewood Road junction. 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 adjoining the baseline MDA, an extension and further improvement of the existing footpath network to the west of Waterloooville 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 Waterloooville, Purbrook and other communities and rail links 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>The western part of the site is close to a rural road. If this site was developed and the resultant traffic not discouraged from using or denied access to the C-class Newlands Lane, this would place significant additional pressure both on this and the minor rural road network of which it forms 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 infra-structure, if this site was to be brought forward for development. The presence of the baseline MDA, with its own modern infrastructure should 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		LG	<p>Two, separated, high voltage electricity transmission lines run just beyond the western edge of the site, on a south-west to north-east alignment.</p> <p>The site is in single ownership. The present owner is seeking to promote development of this site, which is currently reserved as an extension of the MDA.</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, although this may not be necessary given the range of employment available/planned 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		Y	<p>The western part of the site could, potentially, 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. However, as indicated under Objective 2, this could place additional pressure on rural roads.</p> <p>The extension of the road or footpath and cycle network would be unlikely if this site was developed in isolation. However, the baseline MDA will incorporate a network of new linkages to Waterlooville town centre and Purbrook and this site could additionally benefit from that.</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, Cosham and Fareham.</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</p>

				road network.
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 (MAFF Winchester District Survey, 1997: 246/94R). 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		Y	<p>The northern margin of the site contains a Zone 2 flood designation. This generally follows 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	<p>More work is needed to ensure that 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		Y	<p>The site rises steadily towards its southern boundary and, therefore, contains only a north-facing slope. There are unlikely to any significant opportunities for passive or active solar energy production.</p> <p>The presence of significant areas of woodland in the locality may provide the potential for use of dry biomass as an energy source. .</p> <p>The development of this site would result in the loss of greenfield land which may contribute to urban cooling.</p>

				If developed, this site would further extend the urban heat island around Waterlooville and the MDA and 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		Y	Proposed development of site may impact on: <ol style="list-style-type: none"> 1. 2 no SINC's offsite alongside E boundary (Plant Row) and SE corner (Barnfield Row). 2. Extensive tracts of woodland further W, SW and S of site (designated SINC's). 3. Land cover mainly open farmland, largely arable, with pasture concentrated on lower ground. Tree cover confined mainly to field boundaries, to include mature specimen oaks. More diverse range of habitats and species within and adjoining S half of site. 4. Minor tributary streams within site flowing W to R Wallington. 5. Good interconnecting public rights of way throughout site providing links with field boundaries as wildlife corridors and woodland SINC's beyond. 6. No current 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: 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. <p>Ref: GIS constraint maps.</p>
13	Landscape and Soils			

	<p>To protect and enhance the character and quality of the landscape of Winchester District</p>		<p>Y</p>	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Landscape character: land cover mainly open farmland, largely arable, with pasture concentrated on lower ground. Tree cover confined mainly to field boundaries. Gently sloping ground from ridgeline in S half of site (approx 50.00m) to lower lying wet ground along N boundary (approx. 35.00m). 2. 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. 3. Important views that contribute to landscape character and local distinctiveness: <ol style="list-style-type: none"> a) Distant skyline views from elevated S half of site providing links with AONB and proposed SDNP to the N as far as Windmill Down N of Hambledon (110.0m), Broadhalfpenny Down (158.0m) and Catherington Down (130.0m). b) Distant skyline views from elevated S half of site providing links with Portsdown Hill to the S. c) Restricted views of local prominence W to treed skyline in Southwick estate and boundary trees along E boundary restricting views of built development at Waterlooville from within S half of site. 4. Offsite trees alongside E boundary and SE corner are protected by woodland TPO and also designated SINC as above. No protected trees (TPO) within site. 5. Good interconnecting public rights of way throughout site with links to woodland areas of high amenity value beyond, mainly to W and S, and existing built development to E. 6. Landscape character of site boundaries as there are restrictions for proposed vehicular access along E site boundary and SE corner because of protected trees. 7. Geology: existence of London clay formation which may impact on proximity of existing/new trees to proposed development. 8. Agricultural Land Classification: mainly 3b throughout. 9. Tranquillity: perception of an enclosed, tranquil rural landscape in S half of site. <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>
<p>14</p>	<p>Built Environment</p>			
	<p>To secure high standards of design</p>		<p>Y</p>	<p>WCC would require that all development is built to high standards of design.</p> <p>The presence of adjacent overhead power transmission lines to the west of the site is a factor to be taken into account.</p>
<p>15</p>	<p>Pollution</p>			

	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>
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