

Site Assessment Evaluation Framework Cabinet Summary for West of Waterlooville Area 5

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 5 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 south-west of the town of Waterlooville and to the west of its linked community of Purbrook. Intervening fields to the north-east of the site are currently awaiting comprehensive development, as part of the 'West of Waterlooville Major Development Area'. Set within areas of significant hedgerow and tree belts, parts of the site are currently farmed for mixed arable and pasture and this combination contributes to the countryside setting to the west of Waterlooville.</p> <p>The nearest public roads are the C.130 Newlands Lane, to the west of the site and the C.130 Purbrook Heath Road to the south. Newlands Farm is close to the site on the western side. The Rowans Hospice complex is situated along the southern edge. Private access to the rural road network is available at both Newlands Farm(C.130) and The Rowans (C.130). On its eastern edge, the site abuts that developed part of Purbrook which contains the historic core of this former village.</p> <p>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 Waterlooville town, effectively bringing the north-eastern part of this site to adjoin the expanded built-up area. The main MDA access road passes through the area, to join the A.3 London Road</p>

				<p>south of Purbrook. To the north of this site is the area identified as the location for an additional MDA 'Reserve'.</p> <p>There is a well-used network of public footpaths crossing this site both north-south and east-west. These give good pedestrian links to Purbrook. Other public paths, beyond the site and to the north-east, provide similarly direct connections to Waterlooville town centre.</p> <p>From the south-eastern corner of the site there is a frequent bus service along the A.3 London Road which links Waterlooville town with Cosham, Hilsea and Portsmouth to the south. Cosham railway station is located some 2 miles south of the London Road/Purbrook Heath Road junction at the south-east corner of the site. This station is reasonably accessible by cycle or by 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, consolidation/further improvement of the existing footpath network to the south-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 and rail links to the north and east.</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, but the proposed MDA access road will cross the site.</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>

				Utility provider comments need to be taken into account, including those of the National Grid provider.
3	Housing			
	To provide good quality housing for all		B	<p>A twin 22kv electricity supply line runs diagonally across the northern part of the site, on a south-west to north-east alignment.</p> <p>A 42" gas main crosses the site from south-west to north-east</p> <p>The site is in limited ownership.</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		B	<p>The western and southern parts of the site could be accessed from the A.3 London Road via the proposed MDA Southern Access Road. The C-Class Purbrook Heath Road and Newlands Lane form part of a rural network to the south of Denmead and west of Waterloo/Purbrook. However, as indicated under Objective 2, this could place additional pressure on rural roads.</p> <p>The inclusion of new employment uses together with local services and facilities, as part of the MDA, would enhance and complement Waterloo town and, in addition, add to the potential accessibility and sustainability of this site.</p> <p>There is currently a frequent (every 20min.) bus service along the London Road to Waterloo and Horndean (to the north) and, Cosham, Hilsea and Portsmouth (to the south).</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> <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 this.</p>
6	Health			
	To improve the health and well being of all		Y	<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 3a agricultural land. There is also an area of Grade 2 agricultural land across the central part of the site (MAFF: 246/94R). There is, therefore, a need to assess whether loss of Grade 2 and 3a 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 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		B	<p>The site slopes down towards its southern boundary and, therefore, contains a south-facing slope. There may, therefore, be opportunities for passive or active solar energy production.</p>

	with Winchester's Climate Change Strategy			<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. 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.</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		R	<p>Proposed development of site may impact on:</p> <p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Protected sites: 7no designated SINC covering extensive tracts of woodland and meadow within the site; further designated SINC covering woodland adjoining N boundary. 2. Large tracts of ancient woodland within site. 3. Very diverse range of habitats and species (including protected species) evident throughout site with land cover characterised by arable and pasture farmland, meadows, ponds / wetland areas and a high proportion of assarted woodland and field boundary hedgerows. 4. Good interconnecting public rights of way within and beyond site, providing links with green spaces and wildlife corridors allowing good interconnectivity with natural environment. 5. No existing CRoW access within site. 6. Mitigation relating to biodiversity for part of the site granted outline consent for the MDA development (0602538/OUT).
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: strong associations with the Royal Forest of Bere, former royal hunting reserve.

				<p>Surviving features within site include mature specimen oak trees and remnants of assarted hedgerows.</p> <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. Highly diverse landscape with land cover characterised by arable and pasture farmland, meadows, ponds / wetland areas and a high proportion of assarted woodland and field boundary hedgerows. Remote and enclosed feel to much of area due to woodland and field boundary hedgerows. 2. Historic landscape character: strong associations with the Royal Forest of Bere, former royal hunting reserve. Surviving features within site include woodland and remnants of assarted hedgerows. 3. Important views that contribute to landscape character and local distinctiveness: <ol style="list-style-type: none"> a) Visual links to Portsdown Hill on skyline to S from ridgeline along N boundary (55.0m). b) Filtered views N through woodland and field boundary hedgerows to AONB and proposed SDNP from ridgeline along N boundary. c) Views E to Waterlooville mainly hidden from within site by woodland and field boundary hedgerows. Exception: NE elevated corner with panoramic view E of built development and distant views towards Stansted. 4. Good interconnecting public rights of way within site linking woodland and meadow areas of high amenity value with wider landscape and existing built development to E. 5. Landscape character of site boundaries: restrictions for proposed vehicular access due to sensitive boundaries because of designated SINCS, assarted hedgerows and ancient woodland. 6. Geology: existence of London clay formation which may impact on proximity of existing/new trees to proposed development. 7. Agricultural Land Classification: site includes grades 2 and 3A agricultural land which needs to be taken into account alongside other sustainability considerations including biodiversity, heritage, landscape character (ref: PPS7 para 28). 8. Tranquillity: high due to remote and enclosed feel to much of area due to woodland and field boundary hedgerows. <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>The presence of a 42" gas supply main and overhead electricity supply lines across the site are factors to be taken into account.</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>