

### Site Assessment Evaluation Framework Cabinet Summary for Whiteley Area 3

Based on Sustainability Appraisal Framework approved by LDF Cabinet December 2007

25.02.09

KEY	
<b>DG</b>	Development actively encouraged as it would resolve an existing sustainability problem
<b>LG</b>	No sustainability constraints and development acceptable
<b>B</b>	Neutral effect
<b>Y</b>	Potential sustainability issues; mitigation and / or negotiation possible
<b>O</b>	Problematic and improbable because of known sustainability issues; mitigation or negotiation difficult and/or expensive
<b>R</b>	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	<b>Building Communities</b>			
	<b>To create and sustain communities that meet the needs of the population and promote social inclusion</b>		<b>O</b>	<p>The site adjoins the M27 to the south, very low density development to the east, and predominantly woodland and countryside to the west and north, with the exception of a small residential area to the south west which adjoins Solent Village and Solent Business Park. It includes a golf course and areas of low density housing.</p> <p>The site can be accessed from Whiteley Lane, from south of the motorway and Titchfield Lane and Fontley Lane to the south of the motorway via narrow roads. There is no vehicular access across the site: Springles Lane is closed off to vehicular traffic. It would therefore be difficult to achieve improved public transport links without significant Highways development.</p> <p>There is a well developed footpath network across the site and to the south west the site adjoins a cycle route, signed on the road which links with Whiteley Way and Whiteley itself. The extension and upgrading of the footpath network to a cycle network could be secured by the development of the site. This would improve the site's integration with Whiteley.</p> <p>If, as a result of the size of this development, there is a need for services, for example schools, shops and recreation areas, these will be provided or existing facilities improved.</p>

2	<b>Infrastructure</b>			
	<p><b>To provide for the timely delivery of infrastructure suitable to meet community needs</b></p> <p>Definition of infrastructure: transport, affordable housing, education, health utilities etc (Source, SE Plan)</p>		O	<p>For footpath and cycle network provision and public transport see objective 1.</p> <p>In accordance with PPS3, WCC would secure a proportion of affordable homes on this site.</p> <p>WCC would require the provision of infrastructure needed by any resulting community.</p> <p>More work required to ensure the provision of all necessary infrastructure were this site to come forward for development. Utility providers have not indicated any specific constraints on this site.</p>
3	<b>Housing</b>			
	<p><b>To provide good quality housing for all</b></p>		O	<p>Environmental Protection officer has reported that a large area of the north of the site is a disused domestic landfill site with a large depth of fill. This part of the site is therefore unsuitable for housing.</p> <p>No works exceeding 90m in height are permissible due to the Civil Aviation Height Restriction.</p> <p>The Southern Water Sewer Lines cross the western portion of the site.</p> <p>A County Minerals site lies to the west of the area: there is requirement to consult the County on any development that may affect this site. There is relatively recent housing within this area.</p> <p>The site is in multiple ownership.</p> <p>The assessment of the suitability of this site to provide good quality housing for all must take account of all other constraints set out in this appraisal.</p>
4	<b>Economy and Employment</b>			
	<p><b>To maintain the buoyant economy and develop greater diversity that meets local needs</b></p>		O	<p>Please see comments under housing, above.</p> <p>This site currently contains low density residential development. Class B2 and B8 employment uses are likely to have a negative impact on residential amenity.</p> <p>The site is accessed from Titchfield Lane to the north or from Fontley Road and Whiteley Lane to the south.</p>

				<p>The M27 motorway forms a distinct barrier to the south.</p> <p>Extension of the existing employment use is constrained by its enclosure by Pegham Copse, an Ancient Woodland.</p> <p>The potential impact of 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>
<b>5</b>	<b>Transport</b>			
	<b>To increase accessibility; reduce car usage and the need to travel</b>		<b>O</b>	<p>Access to the site is restricted by the barrier formed by the motorway to the south and the width of roads. The site can be accessed from Whiteley Lane, from south of the motorway and Titchfield Lane and Fontley Lane to the south of the motorway via narrow roads. There is no vehicular access across the site: Springles Lane is closed off to vehicular traffic. There is limited potential to improve public transport links without significant Highways development: Highways input needed.</p> <p>Further discussions with the Highways Agency and Transport for South Hampshire required to achieve optimal package of transport measures and to mitigate impact of development on strategic road network.</p> <p>There is a well developed footpath network across the site and to the south west the site adjoins a cycle route, signed on the road which links with Whiteley Way and Whiteley itself. The extension and upgrading of the footpath network to a cycle network could be secured by the development of the site. This would improve the site's accessibility to Whiteley.</p>
<b>6</b>	<b>Health</b>			
	<b>To improve the health and well being of all</b>		<b>Y</b>	<p>The ability for this site to provide allotments, recreational open space and a more extensive footpath network needs to be taken into account in assessing this site for development.</p> <p>The majority of this site is Grade 3 and Grade 4 agricultural land. A band of Grade 1 agricultural land lies to the south east of the site. Need to assess whether loss of this can be justified when taken alongside other sustainability considerations (PPS7 para28). Mitigation could be secured by provision of renewable energy sources as part of the development or by the potential to improve health and well being by, for example, provision of recreational land.</p>

7	<b>Water</b>			
	<b>To protect, enhance and manage water resources in a sustainable way</b>		<b>B</b>	<p>The site is in the water catchment area of the River Meon.</p> <p>Site lies to the west of Flood Zone 2 and 3, centred on the River Meon.</p> <p>Further work needed particularly in relation to SUDS, impact development of this site would have on runoff, groundwater and future potential flooding and the Water Framework Directive.</p>
8	<b>Waste</b>			
	<b>To ensure sustainable waste management</b>		<b>Y</b>	<p>More work needed to ensure elements of sustainable waste management can be accommodated within the site.</p>
9	<b>Climate Change</b>			
	<b>To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy</b>		<b>B</b>	<p>The site contains south east facing slopes: it may be possible to secure an element of passive and active solar energy production.</p> <p>Proximity of large areas of woodland gives potential for use of dry biomass as energy source.</p> <p>The development of this site would result in the loss of greenfield land which may contribute to urban cooling: once developed; this area would extend the urban heat island and increase car borne traffic.</p>
10	<b>Sustainable Construction</b>			
	<b>To promote the sustainable design and construction of buildings and places</b>		<b>Y</b>	<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	<b>Biodiversity</b>			
	<b>To conserve and enhance biodiversity</b>		Y	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> <li>1. Extensive woodlands that abut site to NW, including designated ancient woodland, majority protected by SSSI (statutory national designation).</li> <li>2. Designated SINC (local designation) within site covering both woodland and grassland areas (refer constraint maps). Part of River Meon to E of site a designated SINC.</li> <li>3. Areas of ancient woodland within and adjoining site.</li> <li>4. Minor streams in E half of site flowing into R Meon.</li> <li>5. Golf course along W boundary provides green buffer for adjacent ancient woodland. Inclusion of water features may have some value although no protected areas within this area.</li> <li>6. Good existing network of interconnecting rights of way. Accessible links with green spaces / wildlife corridors linking adjacent woodland and Meon valley, providing understanding and enjoyment of natural environment both within and beyond the site.</li> <li>7. Proximity of large tracts of mature woodland (Forestry Commission) provides opportunities for renewable energy resource (dry biomass).</li> </ol>
12	<b>Heritage</b>			
	<b>To protect and enhance built and cultural heritage</b>		Y	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> <li>1. Historic landscape character: small parliamentary fields and assarted woodland (pre-1810 wood pasture).</li> <li>2. Ancient woodlands within and to NW of site.</li> <li>3. Listed buildings within the site at Lee Ground Farm and Great Funtley Farm.</li> <li>4. No known archaeological remains.</li> </ol> <p>Ref: WCC Archaeology Officer Initial Appraisal; GIS constraint maps.</p>
13	<b>Landscape and Soils</b>			
	<b>To protect and enhance</b>		O	Proposed development of site may impact on:

	<p><b>the character and quality of the landscape of Winchester District</b></p>			<ol style="list-style-type: none"> <li>1. Variable landscape types as identified in Landscape Character Assessment within and surrounding site. Main features include irregular small to medium sized meadows; minor streams feeding into R Meon to the E. Site is within river catchment area.</li> <li>2. Main ridgeline running N-S through site and golf course, max 40.00m height, with Meon valley slopes to E.</li> <li>3. Views mainly confined to local prominence in E half of site due to small/medium enclosed field pattern, woodland and hedgerow boundaries. High point at Club house and Ground Farm with distant views of treed skyline to N.</li> <li>4. Three groups of protected trees within site (TPO). One large area of protected trees (TPO) adjoining SW corner of site.</li> <li>5. Golf course along W boundary provides green buffer for adjacent ancient woodland</li> <li>6. Good existing network of interconnecting rights of way. Accessible links with green spaces / wildlife corridors linking adjacent woodland and Meon valley, providing amenity and enjoyment of natural environment both within and beyond the site.</li> <li>7. Proximity of large tracts of mature woodland (Forestry Commission) provides opportunities for renewable energy resource (dry biomass).</li> <li>8. Agricultural Land Classification: the site includes grade 1 agricultural land along E site boundary (Meon valley) and is therefore of 'the best and most versatile quality'. Mainly Grade 3 throughout remainder of site (to confirm 3A or 3B). This will need to be taken into account alongside other sustainability considerations including biodiversity, heritage, landscape character (Ref: PPS7 para 28.)</li> <li>9. Geology: existence of London Clay formation which may impact on proximity of existing/new trees to proposed development.</li> </ol> <p>Ref: European Landscape Convention (2000); PPS 3; PPS 7; CPRE website for tranquillity maps and dark night skies; GI Technical Statement; Landscape character Assessment (March 2004).</p>
14	<p><b>Built Environment</b></p>			
	<p><b>To secure high standards of design</b></p>		Y	<p>WCC would require that all development is built to high standards of design.</p>
15	<p><b>Pollution</b></p>			

	<b>Minimise local and global sources of pollution</b>		Y	<p>Environmental Protection Officer has report that a large area of the north of the site is a disused domestic landfill site with a large depth of fill.</p> <p>Careful design required to minimise potential light pollution.</p> <p>WCC would require assessment of impact of significant development and resulting traffic flow on air quality.</p> <p>Account needs to be taken of noise emanating from M27.</p>
--	---	--	---	---