

## APPENDIX VI: SA OF CORE STRATEGY PREFERRED OPTION 2009

SUSTAINABILITY APPRAISAL KEY	
++	Development actively encouraged as it would resolve an existing sustainability problem
+	No Sustainability constraints and development acceptable
0	Neutral
?	Unknown/uncertain effect
-	Potential sustainability issues; mitigation and /or negotiation possible
--	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
x	Absolute sustainability constraints to development

### Policy SS1 Sustainable Development Principles

Winchester City Council will promote sustainable development to deliver new housing and to encourage opportunities for supporting economic growth and diversification. This growth and change will be located at the most accessible and sustainable locations in the following spatial areas:-

- Winchester Town
- The South Hampshire urban areas
- The Market towns and the rural area

Development proposals will be expected to make efficient use of land and take a sequential approach that prioritises the use of previously developed land and accessible locations.

In all cases the following principles will apply to development proposals:-

- Full regard will be had to environmental assets, scarce resources, constraints and opportunities;
- The use of public transport, walking and cycling is encouraged in preference to car use;
- Proximity to jobs, services and facilities and in the most accessible locations for transport by non-car modes;
- Buildings and spaces promote the character of townscape and setting of settlements and enhance individual and community wellbeing, health and safety;
- Existing infrastructure and services must have adequate capacity to serve the new developments, or arrangements are made for appropriate increases in capacity;
- Climate change, renewable energy and green infrastructure opportunities and flooding issues are properly addressed

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy requires that infrastructure is in place or should be provided to serve new development. As the definition opposite, this includes community facilities and services. Positive impact.	+	<p>The types of infrastructure needed will cover a wide range of local facilities and services, including:</p> <p>Transport, including public and community transport</p> <p>Affordable housing</p> <p>Gypsy and traveller sites</p> <p>Education provision</p> <p>Health facilities and social services</p> <p>Community and recreation provision, including green infrastructure</p> <p>Public services including water supply and waste</p> <p>Utility services including energy sources from renewable energy</p> <p>Flood defences</p>	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	As above	+		
3	To provide good quality housing for all	No specific impact but provides a clear policy background for residential developers.	+		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy supports economic growth and diversification which gives a clear message to commercial enterprises who want to expand or develop new businesses in the district. Positive impact.	+		
5	To increase accessibility; reduce car usage and the need to travel	The policy both requires accessible locations and development proposals which promote the use of public transport, walking and cycling. Development may therefore improve some bus services or provide new cycle route links. Potential for positive outcome in light of the scale of development required.	+		
6	To improve the health and well	The strategic and larger sites include the provision of green infrastructure, open	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	being of all	space and recreation space which will be available to existing, as well as new, residents. Positive impact.			
7	To protect, enhance and manage water resources in a sustainable way	No specific impact but adequate drainage provision should avoid any adverse impact on the water environment.	+	See HRA re water abstraction issues  WFD	The policy refers to environmental assets but does not make specific reference to the water environment. This should be considered or a cross reference to Policy CP7 made.
8	To ensure sustainable waste management	No specific impact although infrastructure provision should include community recycling facilities if no kerb side collections are in place.	?	Project Integra Draft Action Plan 2007-2012 <a href="http://www.integra.org.uk">www.integra.org.uk</a> and <a href="http://www.recycleforhampshire.org.uk">www.recycleforhampshire.org.uk</a>	Waste management is controlled by Hampshire CC.
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy clearly states that climate change and renewable energy issues are addressed in development proposals. Use of previously developed land will also be prioritised. Positive impact	+		
10	To promote the sustainable design and construction of buildings and places	This is essentially covered by the policy's reference to environmental assets, resource scarcity and constraints and encouraging less vehicle use.	+		The plan should explain these terms so that the policy is clearly understood by non-technical users.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
11	To conserve and enhance biodiversity	This is also covered by the policy's reference to environmental assets.	+		As above
12	To protect and enhance built and cultural Heritage	This is also covered by the policy's reference to environmental assets.	+		As above
13	To protect the character and quality of the landscape of Winchester District	This is also covered by the policy's reference to environmental assets.	+		As above
14	To secure high standards of design	No direct impact.	0		
15	Minimise local and global pollution	Promoting transport other than the car should reduce the amount of vehicle related pollution which can be expected from development on this scale but no other impact.	0	?	
<b>Summary</b>  The policy sets out a sound base policy with which all development proposals should accord. Positive or neutral impacts are recorded for all objectives. However, whilst understandable by the technical user, the policy intentions may not be immediately clear to other users of the plan. The plan provides a useful glossary and consideration could be given to including the terms "environmental assets" and "resources constraints and opportunities". The importance of the water environment should also be recognised either by direct reference or a cross reference to Policy CP7. . Waste management is covered by the Hampshire Minerals and Waste Core Planning Strategy and Project Integra Draft Action					

SA Objective	Assessment of Effects  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	Plan 2007-2012. Although LDFs should not replicate other plan policy it would be useful if the more domestic scale waste issues were highlighted or cross referenced at some point, as on site community recycling and composting facilities can be useful additions to sites where kerbside collections of all recyclables are not available.		

### Policy SS2 – Requirements for major large scale developments

The policy sets out development requirements for the proposals at Winchester, Whitely and Waterlooville as set out in at Policies WT2, WT3, SH2 and SH3. The principles seek to achieve new neighborhoods and communities which act as exemplars of sustainable development.

*See Winchester District Development Framework Core Strategy Preferred Option May 2009 for full text of policy*

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks the provision of community facilities and the integration of new development with existing communities. This will be essential for developments of this scale.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The policy specifically refers to the timing of infrastructure provision and details of how it will be maintained and managed. This will ensure that new community/recreation/sport facilities have funding for specified periods while they are becoming established.	++		
3	To provide good quality housing for all	A mix of housing types, sizes and tenures and 40% affordable housing is sought on all sites. As the District has a high	++		



SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		percentage of older residents and house prices out of the reach of those on an average salary, this policy will ensure that the situation is not exacerbated and possibly improved.			
4	To maintain the buoyant economy and develop greater diversity the meets local needs	The policy should encourage high quality commercial design which will make the area attractive to modern employers and the specialist economy which is distinctive to the area.	+		
5	To increase accessibility; reduce car usage and the need to travel	All aspects of transport management are encompassed and required to ensure that the new developments minimise their impact.	+		
6	To improve the health and well being of all	Open space and recreational space are required along with facilities which include schools/health facilities where required. Positive impact	+		
7	To protect, enhance and manage water resources in a sustainable way	Water resource management is clearly required and the synergy with SUDs and the multi use of open space and biodiversity is recognised. Positive long term impact.	+		
8	To ensure	One issue which is not covered by the	0	Project Integra Draft	See policy above

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	sustainable waste management	policy.		Action Plan 2007-2012 <a href="http://www.integra.org.uk">www.integra.org.uk</a> and <a href="http://www.recycleforhampshire.org.uk">www.recycleforhampshire.org.uk</a>	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The problems of flooding deriving from climate change are directly addressed but issues of water abstraction are not mentioned. The major developments covered by this policy are on Greenfield locations. The policy promotes higher densities towards the centre of the site with lower densities towards the edges. Greenfield sites will be required as there are limited urban/brownfield sites to accommodate the required level of development. Alternatives to the car are encouraged and reduced energy use required in Policy SS1 above.	+	PPS 23  See HRA	
10	To promote the sustainable design and construction of buildings and places	Sustainable design is required and this is further supported by other plan policies.	+	Indirectly required by Policies SS1 and directly by CP13.	Suggest cross reference.
11	To conserve and enhance	Assessment on impact on biodiversity is required including in –combination	+	HRA	HRA is being carried out.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	biodiversity	impacts. This combined with the HRA should avoid adverse impact.			
12	To protect and enhance built and cultural Heritage	The policy requires that design should reflect local character which includes listed buildings and conservation areas as in other plan policies.	+	Policy CP8	
13	To protect the character and quality of the landscape of Winchester District	Landscape character is directly addressed and masterplans required to include structural planting designed to minimise landscape impact. This should help mitigate against the impact of such large scale development but will inevitably be in the long term rather than short term.	+		
14	To secure high standards of design	Both dwelling design and issues of layout are addressed in the policy and the master planning stage required should ensure that adverse impact is designed out.	+		
15	Minimise local and global pollution	The policy specifically addresses air quality management – particularly important for Winchester which has an AQMA. Development must not exacerbate the existing situation. Other pollution issues are also required to be dealt with. Increased development inevitably brings about increased pollution but the policy	+	Winchester Air Quality Action Plan (Winchester City Council April 2006)	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		does seek to manage this.			
<p><b>Summary</b></p> <p>This policy effectively progresses key sustainability objective, in particular those addressing the provision of infrastructure and housing, which were identified as particular issues during the earlier SA Scoping process. No adverse impacts are identified by the appraisal process and the policy and should be instrumental in progressing sustainable development on the four major sites. Potential issues in relation to biodiversity are noted cross reference should be made to the parallel HRA report which considers in more detail how specific major developments may impact European sites and how policies may avoid or mitigate those impacts. It is noted that a number of the issues covered by the policy are generic to all major sites (e.g. 40% affordable housing) and all sites will also be subject to other specific policies relating to water, landscape, biodiversity, energy supply and design.</p>					

### Policy WT1 Strategy for Winchester Town

The policy sets out the requirements to meet the vision for Winchester Town which is to focus on providing a range of accommodation to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.

*See Winchester District Development Framework Core Strategy Preferred Option May 2009 for full text of policy*

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Winchester Town has the most extensive community facilities and supporting infrastructure in the District and this policy maximises the benefits of the settlement. Other plan policies deal with matters of new/improved infrastructure and the integration of new and existing development. Positive impact	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No impact.	0	Timing and phasing of infrastructure is dealt with in Policy SS2.	
3	To provide good quality housing for all	The policy sets out how the housing requirement for Winchester Town is to be achieved and specifies the need for 40%	+	Winchester Town is expected to make a housing contribution to	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		affordable housing.		the regional spatial strategy (South East Plan)	
4	To maintain the buoyant economy and develop greater diversity the meets local needs	Winchester has a very specific knowledge based economy and this is recognised by the allocation of the land at Bushfield Park. This will support and encourage growth of the local economy.	+	Winchester has a high % of professionally qualified residents. Evidence base WCC	
5	To increase accessibility; reduce car usage and the need to travel	The towns role as the focus of retail and leisure development in parallel with economic and housing development should help minimise use of the private vehicle. Developments should provide opportunities for use of public transport and walking and cycling.	+	Emerging Winchester Access Plan Hampshire LTP March 2006	
6	To improve the health and well being of all	The policy seeks public open space and leisure and recreation facilities and access to the countryside through the provision of Green Infrastructure (GI) and strategic gaps. These measures will enable a healthy lifestyle in new and existing residents.	+		
7	To protect, enhance and manage water	These allocations have the potential to impact on biodiversity designations (River Itchen SAC) in particular as a result of	-		The overarching policy SS2 and Policy CP7 protect the water environment.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)		Suggested Mitigation and Enhancement Measures
	resources in a sustainable way	cumulative development impacts.			
8	To ensure sustainable waste management	This policy has no direct impact on the objective.	0		See Policy SS2
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy aims to reduce carbon emissions from vehicles. Significant areas of greenfield sites are allocated which leads to a decrease in available land for food production.	+	-	See Policy SS2. The allocations must be considered in the light of the housing and employment land requirements of the South East Plan.
10	To promote the sustainable design and construction of buildings and places	The policy requires that development respects the context of the town and reflects local character, density and <u>appearance</u> but other policy requires development at least 30dph and sustainable design. The appearance of new dwellings may therefore not reflect the appearance of the existing development. There is a tension here and impact of this policy will depend on its relationship with, and the implementation of, other plan policies.	-		
11	To conserve and enhance	GI and open space are beneficial to biodiversity.	+		See Policy SS2

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	biodiversity				
12	To protect and enhance built and cultural Heritage	The policy requires that development respects the context of the town and reflects local character, density and appearance.	+		
13	To protect the character and quality of the landscape of Winchester District	The policy requires that the surrounding landscape is respected and that a well defined urban edge is created. This should mean that the urban/countryside interface is well managed, Potential for positive impact.	?		
14	To secure high standards of design	This should be read in relation to objective 10 above and promotion of the concept of "good" design should have a positive impact.	+		The Council could consider the production of design guidance to explain the inter-relationship between the design requirements found in various parts of the document.
15	Minimise local and global pollution	The policy requires traffic generating development such as leisure and retail to be based in the location with the best public transport links and nearest the bulk of the population. Housing and employment development are also promoted. Positive impact on minimising the impact of required development.	+	Emerging Winchester Air Quality Management Plan and Winchester Air Quality Action Plan (Winchester City Council April 2006)	
<b>Summary</b>					



SA Objective	Assessment of Effects  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>The allocations at Barton Farm and Bushfield Camp have not been assessed as part of this policy as they are subject to detailed individual assessment under policies WT2 and WT3 respectively. However it is noted that these allocations maximise the benefits of the existing infrastructure of Winchester Town.</p> <p>Generally the policy performs well against the objectives in light of the level of development Winchester Town is expected to accommodate. The tension between designs polices and sustainable construction policies are also expressed elsewhere in the plan but with its emphasis on the density and appearance of new development this policy does pose questions about the ability to meet all these policy requirements. It is recommended that guidance is prepared for developers and householders to give clear examples of who the requirements can be achieved.</p>		

### Policy WT2 Strategic Housing Allocation – Barton Farm

Land at Barton Farm, Winchester (to the east of Andover Road and south of Well House Lane ) is allocated for the development of 2,000 dwellings together with supporting uses the development must accord with Policy SS2 in addition to the site-specific requirements which are set out in the policy. These include serious consideration of the relocation of the Henry Beaufort School, a local centre, small scale employment uses, pre-school facilities, primary education, access improvements by means other than the car and green infrastructure. The policy also deals with the impact on the River Itchen and the need for green infrastructure. This allocation will only be released when monitoring shows it is needed to meet the requirements of the South East Plan.

*See Winchester District Development Framework Core Strategy Preferred Option May 2009 for full text of policy*

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks the provision of community facilities and the integration of new development with existing communities. Primary and secondary educational requirements have been taken into account along with the need for a small local centre to meet every day needs within walking distance. This will be essential for a development of this scale.	+		
2	To provide for the timely delivery of infrastructure suitable to meet	Infrastructure delivery is dealt with under other plan policies but the policy helpfully sets out most infrastructure requirements to be given earlier consideration by	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	community needs	potential developers. However land to the east of the railway is allocated as openly accessible GI but this apart, the policy seems unclear about the expectations of this area. Mostly positive impact.		
3	To provide good quality housing for all	The policy allocates land, if required, for 2,000 dwellings to assist in meeting the housing targets for the South East region. Other plan policies deal with the levels of affordable housing and mix of size and tenure which will be required. Positive long term impact if implemented.	+	
4	To maintain the buoyant economy and develop greater diversity the meets local needs	No direct impact on employment objectives but the allocation will increase the range of properties available in the District to potential or existing employees.	+	
5	To increase accessibility; reduce car usage and the need to travel	The policy clearly requires improved public transport, walking and cycling links to the railway station and town centre. The air quality problems in Winchester Town are also recognised and measures required to mitigate against the traffic impacts of the proposed development.	+	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		Therefore the policy will be positive in helping reduce reliance on the private vehicle for new development and should have beneficial impacts for existing residents through improved transport links from that part of the town.			
6	To improve the health and well being of all	Development of this scale can provide/improve health facilities and has associated GI land which can potentially provide recreation and leisure space and allotments. Alternatively these levels of development can increase pollution unless carefully managed but the policy does seek transport improvements as above. Overall positive impact.	+		The site has a network of tracks which should be maintained and link the associated GI land with the site.
7	To protect, enhance and manage water resources in a sustainable way	The policy notes the proximity of the site to the River Itchen. Other plan policies cover water management and demand issues.	?	HRA	The preliminary HRA assessment would suggest that Appropriate Assessment will be required due to the sensitivity if the River Itchen SAC.
8	To ensure sustainable waste management	The site is large enough to provide community composting facilities and in a location where kerbside recycling can be extended. Positive impact.	+	Winchester City Council provide a fortnightly collection of recyclables from all domestic properties in the district. Recycling bins are	

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
				provided free of charge.  www.winchester.gov.uk	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is well located in relation to the town where there are major facilities so development in this location should reduce the potential for car use. Issues such as flooding and carbon reduction through sustainable construction are covered elsewhere in the plan. The site is greenfield and will reduce the area available for food production which is a global issue. Mixed impacts but there are inevitably effects associated with this level of required development.	+	-	Most of the agricultural land in the vicinity is Grade 3.
10	To promote the sustainable design and construction of buildings and places	All sites can be of sustainable design and construction. No specific impact,	+		
11	To conserve and enhance biodiversity	The policy notes the proximity of the site to the River Itchen. There are no SSSIs or SINC's on or adjacent to the site.	?	HRA Natural England	The preliminary HRA assessment would suggest that Appropriate Assessment will be required due to the sensitivity of the River Itchen SAC. The AA will provide detailed

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
					assessment of impact and whether mitigation measures are required.
12	To protect and enhance built and cultural Heritage	The site is not adjacent to a conservation area or any areas of archaeological significance (based on available information) No adverse impact.	+	Winchester CC	
13	To protect the character and quality of the landscape of Winchester District	The site is bounded by Wellhouse Lane to the north which provides a well defined boundary. The south western and south eastern boundaries are composed of residential development and the proposed GI land ensures that coalescence with Headbourne Worthy does not take place. The policy requires landscape planting to soften views from the north and to complement existing mature trees. No adverse impact should occur if these principles are implemented.	+		
14	To secure high standards of design	This is a matter of implementation of other plan policies.	0		
15	Minimise local and global pollution	Transport related pollution is addressed above. Noise and light pollution could affect tranquility on the northern boundary.	+	?	Light and noise pollution on the northern urban/countryside edges should be given consideration in the site master plan.
<b>Summary</b>					

SA Objective	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>This site generally performs well against the SA objectives and, if required, will assist in meeting the District housing requirement and providing accommodation to meet a wide range of needs. The policy recognises the need to improve public transport, walking and cycling links to reduce carbon emissions and thereby progressing the climate change objectives. The site is well located to meet these requirements. Awareness of the sensitivity of the River Itchen is expressed and this SA will be guided by the findings of the HRA being carried out in parallel. Only two recommendations are made and that is the protection of the tracks crossing the site and their role in integrating the on site GI and the adjacent GI and the risk of light and noise pollution on the northern boundary.</p>		

**Policy WT3 Strategic Employment Allocation Bushfield Camp**

Approximately 20 hectares of land at Bushfield Camp which has been previously occupied (see Plan below), will be allocated as a 'knowledge park', subject to further studies of its suitability and viability. Proposals will be required to accord with Policy SS2 and to ensure that the remainder of the site (approx 23 hectares) is made available and laid out for public use in perpetuity.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The proposal will ensure opportunities for people to work and live in the same community which is positive for social cohesion and community identity.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The policy appears to have doubts over the deliverability of the proposal and therefore the provision of necessary infrastructure.	?		Further work is required to make an accurate assessment of the impacts on some of the SA objectives.
3	To provide good quality housing for all	No direct impact	0		
4	To maintain the buoyant	The purpose of the policy is to progress this objective and the objectives of the	++		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	economy and develop greater diversity that meets local needs	Community Strategy through supporting the intensification and further development of the knowledge park. Winchester has an expressed objective to build on this special economic niche and this policy will assist in achieving a positive outcome for this goal.			
5	To increase accessibility; reduce car usage and the need to travel	The site is in a good strategic location in close proximity to the Park and Ride and existing walking and cycling routes. Positive impact.	+		Green Transport Plans for the whole site which encourages or requires employees to make use of the existing travel opportunities could be provided by the occupiers.
6	To improve the health and well being of all	The availability of employment opportunities has a positive impact on the health of communities. The parcel of land designated for open space and GI should offer recreation opportunities for the existing community but its' use will be restricted by much of the land being designated as a SINC.	+		See under biodiversity
7	To protect, enhance and manage water resources in a sustainable way	This is a matter of implementation of other plan policies. There may be adverse impact on the River Itchen SAC.	?		The preliminary HRA assessment would suggest that Appropriate Assessment will be required due to the sensitivity if the River Itchen SAC. The AA will provide detailed assessment of impact and whether mitigation measures are required.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
8	To ensure sustainable waste management	The site has previously been occupied for military purposes.	?		Corporate/ campus wide Sustainability Strategies could be encouraged.
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is a good location in terms of accessibility and BREEAM standards for commercial development are required by other plan policy.	+		
10	To promote the sustainable design and construction of buildings and places	This is a matter of implementation of other plan policies.	0		
11	To conserve and enhance biodiversity	A large portion of the site is a SINC and there is potential for adverse impact on the River Itchen SAC.	?	HRA	The preliminary HRA assessment would suggest that Appropriate Assessment will be required due to the sensitivity of the River Itchen SAC. The AA will provide detailed assessment of impact and whether mitigation measures are required.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
12	To protect and enhance built and cultural Heritage	The site is self contained and should have no further impact on the built cultural heritage, however there are sensitivities in relation to the setting of the town and long distance views including through proximity to the national park.	-			
13	To protect the character and quality of the landscape of Winchester District	The policy recognises that the site provides a southern gateway to the town and that this should be treated with care. Potential for impact on the South Downs National Park is also acknowledged in the supporting text.	+	?		
14	To secure high standards of design	This is a matter of implementation of other plan policies.	0			
15	Minimise local and global pollution	Transport related pollution is addressed above. Noise and light pollution could affect tranquility on the northern boundary.	+	?		Light and noise pollution on the northern urban/countryside edges should be given consideration in the site master plan.
<b>Summary</b>  The policy conveys uncertainty about the viability of the site which raises questions about the provision of adequate infrastructure. The supporting text also acknowledges issues about the biodiversity and habitat sensitivity of the area earmarked for GI. As noted above it is considered that the site may need AA. These factors require further detailed work and could result in the removal of the site from the plan on sustainability grounds unless no adverse impacts are proven.  On the other hand, the site performs well in terms of location and has the potential to facilitate long term aims of the Council and become part						

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			of the movement towards a low carbon economy. It is recommended that a comprehensive Green Travel plan is required.

## Policy SH1 Strategy for South Hampshire Urban Areas

The vision for the South Hampshire urban areas is to develop a series of sustainable new neighbourhoods/communities to contribute towards meeting the PUSH strategy of improving economic performance by providing major economic and housing growth. There are a limited number of locations on the fringes of the PUSH urban area which provide sustainable opportunities for large-scale, high quality housing, economic development and associated uses.

This vision will be achieved through the provision of:-

- a new community to the West of Waterlooville consisting of 3,000 homes (500 in Havant Borough), of which 40% will be affordable, and associated employment provision, support facilities and services, in accordance with the requirements of Policy SH2.
- a new community to the North of Whiteley consisting of up to 3,000 homes, of which 40% will be affordable, which will support existing employment provision and provide new and expanded infrastructure, facilities and services, in accordance with the requirements of Policy SH3.
- Peripheral development and infrastructure associated with two Strategic Development Areas (north of Fareham and north/north-east of Hedge End) which are centred within adjoining Boroughs, in accordance with the requirements of Policies SH4 and SH5.
- Commercial floorspace at Whiteley, Segensworth and West of Waterlooville (mostly already committed), which will contribute to achieving the economic strategy for the PUSH area and help to provide balanced new communities nearby.
- Protection of important natural assets, particularly habitats of national and international importance, and open areas which are important in defining the urban structure of the area.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs	Full appraisals of policies SH2, SH3, SH4 and SH5. Cumulatively they should provide the required community facilities to meet the needs of the projected	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	of the population and promote social inclusion	population increase in the South Hampshire area. In Whiteley this will improve the level of services currently enjoyed.			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	All the policies referred to in this policy set out the infrastructure requirements for the level of development proposed. This includes open space and GI in the case of policies SH4 and SH5.	+		
3	To provide good quality housing for all	The policy directly addresses this objective.	+		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Commercial floorspace is identified in the policy but most of this is already committed. The plan should provide evidence that this will be sufficient for the period covered by the plan.	?		A commitment to monitor available commercial floorspace over the plan period.
5	To increase accessibility; reduce car usage and the need to travel	As noted above, the sites have been independently assessed and the comments can be found under the relevant policy below. Overall the strategy seeks to encourage a modal shift away from car use and provide mixed use developments to reduce the need to	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		travel.				
6	To improve the health and well being of all	Development on this scale can be disruptive in the short term for existing communities through noise and pollution during the construction phase which will need to be offset by control of working hours, dust etc. Therefore there is potential for short term adverse impact but long term gain. However the individual proposals do cover the need for open space and health facilities.	-	+		
7	To protect, enhance and manage water resources in a sustainable way	The proposed levels of development have the potential to have an adverse impact on the water environment. Both the Waterlooville and Whiteley sites may be subject to Appropriate Assessment as detailed below.	-		See HRA	
8	To ensure sustainable waste management	No significant impact.	0			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Details of the development proposals are given individually including appropriate mitigation. The comments under objective 5 are applicable to this objective. Development of this scale must increase carbon emissions and water and energy demand.	-			See mitigation under the individual policies

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	As noted below all sites are capable of sustainable construction.	+		
11	To conserve and enhance biodiversity	The policy requires that habitats of national and international importance shall be protected. However the HRA initial assessment indicates that AA will need to be carried out to ensure proper assessment.	?	Policy SH4 proposes development near to the north of Whiteley which lies close to the Upper Hamble Estuary and Woods. The site lies adjacent to a strategic gap which is also designated as a SSSI. Potential for significant adverse impact.	Will be dependant on HRA outcomes.
12	To protect and enhance built and cultural Heritage	The specific impacts of the elements of this policy are detailed individually under the specific policies.	?		
13	To protect the character and quality of the landscape of Winchester District	No adverse impact is anticipated.	0	A specific policy defining and protecting strategic gaps is included in the DPD.	
14	To secure high	Subject to other policies and neutral	0		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	standards of design	impact in this instance			
15	Minimise local and global pollution	Transport related pollution must be expected from this level of development and there is potential for light and noise pollution on the new development/countryside interface.	–		Design solutions should be produced in any masterplans.
<p><b>Summary</b></p> <p>This policy is essentially a strategic policy which sets out how the required development in the South Hampshire area will be achieved. It refers to the policies SH2 - 5 which are assessed individually in this SA. When considering the cumulative impact of the elements of this policy, issues are raised over pollution and sustainable transport but when considered with the detail of transport improvements specified in the separate policies it is illustrated that mitigation is possible. Potential adverse impacts on biodiversity generally, and more specifically, on water quality and quantity will need to be resolved through further HRA work. This policy states that habitats of international and national importance will be protected and this must be carried through with further guidance on the potential for mitigation when the information is available.</p> <p>There is a minor concern over the commercial floorspace which is “(mostly already committed)” and it is recommended that there is a commitment to monitoring the availability of commercial floorspace during the plan period.</p> <p>There will inevitably be adverse impacts of this scale of development which must be balanced against the expressed need for the housing and commercial development required. The need for mitigation must be clearly recognised and this is clearly expressed in the individual development proposal policies and the appraisal of those policies.</p>					

### Policy SH2 Strategic Housing Allocation – West of Waterlooville.

Land to the West of Waterlooville is allocated for the development of a new neighbourhood of about 3,000 dwellings together with supporting uses.

The development should deliver the agreed vision for the West of Waterlooville major development area which aims to create a sustainable urban extension to Waterlooville, integrated with Waterlooville town centre and forming the fourth quadrant of the town. It must accord with Policy SS2 in addition to the following site-specific requirements:

- Be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way. Retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre;
- Provide at least 30 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/ commercial areas;
- Provides a new access road through the development between the A3/Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development;
- Provide two primary schools and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain	Land for an urban extension was allocated in the adopted land and this	+	Opportunities as seen by the West of Waterville	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	communities that meet the needs of the population and promote social inclusion	proposal incorporates both the land which now has planning consent for 2,000 dwellings and the strategic reserve housing allocation for 1,000 dwellings. An agreed vision for the site has been produced by the West of Waterlooville Forum which explicitly wishes to create an inclusive community. The proposal also incorporates cross boundary community working. Schools a local centre and employment development are incorporated in the proposal which gives an opportunity to create an inclusive community with access to facilities for all within their own community.		<p>Forum (Sept 2008).</p> <p>A chance to form a vibrant, caring and sustainable community;</p> <ul style="list-style-type: none"> <li>· The ability to house people who are in need of affordable, good quality housing;</li> <li>· The opportunity for the three local authorities to work together in a model example of community leadership;</li> <li>· Integration of the MDA with existing communities, in particular Waterlooville Town Centre, and the surrounding countryside</li> </ul>	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The proposal clearly sets out the infrastructure requirements to meet the needs generated by the development. Clarity at this stage allows potential developers to incorporate the	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		requirements in their development planning. Positive impact.			
3	To provide good quality housing for all	The site will be subject to the 40% affordable housing requirement and will progress this objective.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The inclusion of employment land (30 ha) ensures that the required land for economic development is available. The location of the employment in proximity to residential development will assist in creating a low carbon economy. Development which would undermine the retail function of the town centre will not be allowed. Positive and long term impact for the local economy.	++		
5	To increase accessibility; reduce car usage and the need to travel	The area has good transport connections and benefits from its proximity to Portsmouth. The policy contains specific requirements to enable good cycle and pedestrian access to the town centre. Development of community facilities, employment premises and residential should help reduce use of the car. Positive impact.	+		
6	To improve the health and well being of all	The proposal includes leisure, through open space provision, education and employment opportunities which are all	+	-	

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		good for general health. The parcel of land designated for open space and GI should offer recreation opportunities for the existing community but its' use will be restricted by much of the land being designated as a SINC. Development on this scale can be disruptive in the short term for existing communities through noise and pollution during the construction phase which will need to be offset by control of working hours, dust etc. Therefore there is potential for short term adverse impact but long term gain.			
7	To protect, enhance and manage water resources in a sustainable way	The development is proximal to or within the catchment areas of water courses in the District. There is potential for adverse Impact on water quality and from the potential increase in recreational activity. Avoidance of adverse impact will be dependant on the robust implementation of other plan policies e.g. Policy CP7 and the findings of the AA.	?	The site is in proximity to the Chichester and Langstone Harbours SPA and Portsmouth Harbour SPA/Ramsar.	The initial work has indicated that AA might be required and will if possible put forward mitigation measures.
8	To ensure sustainable waste management	The site is large enough to provide community composting facilities and in a location where kerbside recycling can be extended. Positive impact.	+	Winchester City Council provide a fortnightly collection of recyclables from all domestic	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
				properties in the district. Recycling bins are provided free of charge.  www.winchester.gov.uk	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is well located in relation to the town where there are major facilities so development in this location should reduce the potential for car use. Issues such as flooding and carbon reduction through sustainable construction are covered elsewhere in the plan. The site will be required to provide 20% of its energy demand from renewable sources. The site is greenfield and will reduce the area available for food production which is a global issue. Mixed impacts but there are inevitably effects associated with this level of required development.	+	-	
10	To promote the sustainable design and construction of buildings and places	All sites can be of sustainable design and construction. No specific impact,	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
11	To conserve and enhance biodiversity	There is potential for adverse impact on this objective.	?	The site is in proximity to the Chichester and Langstone Harbours SPA and Portsmouth Harbour SPA/Ramsar.	The initial work has indicated that AA might be required and will if possible put forward mitigation measures.
12	To protect and enhance built and cultural Heritage	The site is not adjacent to a conservation area or any areas of archaeological significance (based on available info). No adverse impact.	+	Winchester CC	
13	To protect the character and quality of the landscape of Winchester District	Whilst the eastern boundary of the site is adjacent to residential development, the western boundary of the site is to open countryside including the Denmead Gap. However a belt of land for GI is proposed on this boundary which should enable a good urban /countryside interface to be designed. Impact will depend on the implementation of relevant plan policies.	-		
14	To secure high standards of design	This is a matter of implementation of other plan policies.	0		
15	Minimise local and global pollution	Transport related pollution is addressed above. Noise and light pollution could affect tranquility on the western boundary.	+	?	Light and noise pollution on the northern urban/countryside edges should be given consideration in the site master plan.
<b>Summary</b>					

SA Objective	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	<p>This site is greenfield and of some considerable scale which is bound to have some short term adverse impacts but it is fundamental to meeting the District, and regional, housing requirement which meets social needs. The site does offer a comprehensive range of social, residential and economic development which should help reduce carbon emissions in the long term. Concerns are raised over landscape and biodiversity issues and development proposals should include any mitigation required. The HRA will be important in assessing the level of impact and whether mitigation is possible.</p>		



### Policy SH3 Strategic Housing Allocation – North Whiteley

Land to the North of Whiteley is allocated for the development of a new neighbourhood of up to 3,000 dwellings together with supporting uses. The development should be designed as an extension to Whiteley, reflecting its wooded character and setting and taking advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. It must accord with Policy SS2 in addition to the following site-specific requirements:

- Protect and enhance the various environmentally sensitive areas within and around the site, avoiding harmful effects or providing mitigation as necessary. These assets, particularly the existing woodlands, should be used to create an attractive neighbourhood with a distinctive sylvan character, improve biodiversity, provide recreational facilities for the area, and be managed as a source of renewable energy (woodfuel);
- Provide two additional primary schools and a secondary school to accommodate the development, along with other physical and social infrastructure;
- Provide a comprehensive assessment of existing access difficulties affecting Whiteley and agree proposed solutions, prior to planning permission being granted, and incorporate specific proposals to ensure that these are implemented at an early stage of the development;
- Complete Whiteley Way at an early stage of development, in an environmentally sensitive manner which does not cause undue severance for the new community or encourage traffic from adjoining areas to use the new route to gain access to the strategic road network.
- Provide measures to ensure that smarter transport choices are made to achieve a modal shift which minimises car usage, manages the impact of private cars on the highways network, and implements measures necessary to accommodate additional traffic. These should improve Whiteley's level of self containment and make a significant contribution towards reducing commuting levels;
- Undertake a full assessment of the impact on habitats and bio-diversity (especially those of national and international importance such as the River Hamble and the Solent) of development both locally and in combination with other nearby sites. The development proposals must be accompanied by measures to avoid harmful impacts and mitigate the local and wider impacts of the development.

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Whiteley communities have identified the need for improved service provision. This proposal supports the SA objective to provide facilities and helping to ensure equality of access. Positive impact.	+	(Live for the Future Event 2007)	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The proposal clearly sets out the infrastructure requirements to meet the needs generated by the development. Clarity at this stage allows potential developers to incorporate the requirements in their development planning. Positive impact.	+		
3	To provide good quality housing for all	The site will be subject to the 40% affordable housing requirement and will progress this objective.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The location of the Solent Business Park in proximity to residential development will assist in creating a low carbon economy by potentially reducing commuting. Development which would undermine the retail function of the town centre will not be allowed. Positive and long term impact for the local economy.	+		
5	To increase accessibility;	The policy seeks to encourage a modal shift which minimises car use from this	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	reduce car usage and the need to travel	scale of development and to reduce Whiteley's level of commuting.		
6	To improve the health and well being of all	The proposal includes leisure, through open space provision, education and employment opportunities which are all good for general health. The parcel of land designated for open space and GI should offer recreation opportunities for the existing community but its' use will be restricted by much of the land being designated as a SSSI. Development on this scale can be disruptive in the short term for existing communities through noise and pollution during the construction phase which will need to be offset by control of working hours, dust etc. Therefore there is potential for short term adverse impact but long term gain.	-	
7	To protect, enhance and manage water resources in a sustainable way	The policy proposes development near to the north of Whiteley which lies close to the Upper Hamble Estuary and Woods. Also potential for significant adverse impact on the Solent and Southampton SPA/Ramsar.	-	HRA  The initial work suggests that AA will be required to fully assess the impact of the proposed development.
8	To ensure	The site is large enough to provide	+	Winchester City Council

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	sustainable waste management	community composting facilities and in a location where kerbside recycling can be extended. Positive impact.			
					provide a fortnightly collection of recyclables from all domestic properties in the district. Recycling bins are provided free of charge.  www.winchester.gov.uk
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The site is well located in relation to the town where there are major facilities so development in this location should reduce the potential for car use. Issues such as flooding and carbon reduction through sustainable construction are covered elsewhere in the plan. The site will be required to provide 20% of its energy demand from renewable sources. The site is greenfield and will reduce the area available for food production which is a global issue. Mixed impacts but there are inevitably effects associated with this level of required development.	+	-	Most of agricultural land appears to be grade 3. (Magic).
10	To promote the sustainable design and construction of	All sites can be of sustainable design and construction. No specific impact,	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	buildings and places				
11	To conserve and enhance biodiversity	The policy proposes development near to the north of Whiteley which lies close to the Upper Hamble Estuary and Woods. The site lies adjacent to a strategic gap which is also designated as a SSSI. Potential for significant adverse impact.	-	HRA	Refer to HRA
12	To protect and enhance built and cultural Heritage	No conservation areas or archaeological sites within or adjacent to the site.	+		
13	To protect the character and quality of the landscape of Winchester District	The site lies adjacent to a strategic gap designated to avoid coalescence between urban areas. This approach has been re-evaluated through the options process and the settlement gap between Whiteley and Fareham has been retained in Policy CP10. The proposed development should not erode the purpose of the settlement gap. Potential for adverse impact.	-		
14	To secure high standards of design	This is a matter of implementation of other plan policies.	0		
15	Minimise local	Transport related pollution is addressed	+	?	Light and noise pollution on the

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and global pollution	above. Noise and light pollution could affect the tranquility of the adjacent nature conservation designations.			northern urban/countryside edges should be given consideration in the site master plan.
<b>Summary</b>  The site will contribute to the community, housing and employment objectives of the plan and is also well placed to encourage less car dependency. However the appraisal has identified the potential for adverse impact on the water, landscape and biodiversity objectives given the proximity of the site to biodiversity designations. Where the designations are of European importance they will be considered through the parallel HRA process.					

#### Policy SH4 North/North-East Hedge End SDA

The City Council notes it is required by the South East Plan to co-operate with Eastleigh Borough Council in undertaking studies into the feasibility of a Strategic Development Area of up to 6,000 dwellings to the north / north-east of Hedge End

The City Council will require that those feasibility studies take full account of the significant constraints on any development in that part of the Winchester District adjacent to the proposed SDA, due to the sensitivity of the natural landscape and environment and the importance of a long-term open gap to protect the separate identity of the existing settlements of Durley and Curdridge.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks to ensure that the proposed SDA does not have an adverse impact on the communities of Durley and Curdridge. The gap is also protected by Policy CP10.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	This will be subject to further studies to be undertaken jointly with Eastleigh Borough Council. The extent of impacts at this stage is uncertain.	?		
3	To provide good quality housing for all	The bulk of the 6000 new dwellings will be provided in Eastleigh Borough, the proportion of sizes, types and affordability	?		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		will be the subject of further studies and reports. The extent of impacts at this stage is uncertain.			
4	To maintain the buoyant economy and develop greater diversity the meets local needs	Protection for the quality of landscape and settlements will support the tourist industry. Positive impact	+		
5	To increase accessibility; reduce car usage and the need to travel	This will be subject to further studies to be undertaken jointly with Eastleigh Borough Council. Impacts are uncertain, however potential for negative effects from new development. Will require sustainable transport measures to be in place.	? -		
6	To improve the health and well being of all	Protection of open space in proximity to proposed residential development will mean access to the countryside for future residents, however the potential impacts on existing populations are uncertain.	?		
7	To protect, enhance and manage water resources in a sustainable way	This will be subject to further studies to be undertaken jointly with Eastleigh Borough Council. . Impacts are uncertain at this stage.	?		
8	To ensure	This will be subject to further studies to be	?		



SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	sustainable waste management	undertaken jointly with Eastleigh Borough Council. . Impacts are uncertain at this stage.			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	This will be subject to further studies to be undertaken jointly with Eastleigh Borough Council. Impacts are uncertain at this stage.	?		
10	To promote the sustainable design and construction of buildings and places	This will be subject to further studies to be undertaken jointly with Eastleigh Borough Council. . Impacts are uncertain at this stage.	?		
11	To conserve and enhance biodiversity	Protection of the landscape and open spaces often has indirect benefits for biodiversity. However increased recreation pressure can have adverse impacts if there is open access.	?		
12	To protect and enhance built and cultural	The policy protects the identity and settling of the two settlements.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Heritage				
13	To protect the character and quality of the landscape of Winchester District	The policy directly addresses this objective.	+		
14	To secure high standards of design	This will be subject to further studies to be undertaken jointly with Eastleigh Borough Council. The extent of impacts as this stage is uncertain.	?		
15	Minimise local and global pollution	This will be subject to further studies to be undertaken jointly with Eastleigh Borough Council. The extent of impacts as this stage is uncertain, potential negative impacts from new/ increased development.	?	-	
<b>Summary</b>  The policy as written recognises the need for joint working with the adjacent authority to meet the South East Plan's requirements for a new settlement at Hedge End. The policy is limited in its extent but seeks to protect the integrity of Winchester District's existing settlements and the landscape in line with the Core Strategy Vision and Spatial Planning Objectives. The policy will potentially have a positive impact in protecting key assets in the District, however with limited definition there is uncertainty as to how key SA objectives will be progressed as result of implementation.					

### Policy SH5 North Fareham SDA

The City Council will work with Fareham Borough Council to help develop a Strategic Development Area of up to 10,000 dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester District as indicated on the attached plan will form part of the open areas required by the South East Plan to ensure separation between the SDA and the existing settlements of Knowle and Wickham by defining long-term open gaps.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks to ensure that the proposed SDA does not have an adverse impact on the communities of Knowle and Wickham as also protected by policy CP10.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	This will be the responsibility of Fareham Borough Council.	0		
3	To provide good quality housing for all	Type and tenure of housing will be the responsibility of Hareham Borough Council. However the policy illustrates that cross boundary working is taking place to	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		facilitate meeting the regions identified housing need. Positive impact.		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Protection for the quality of landscape and settlements will support the tourist industry. Positive impact.	+	
5	To increase accessibility; reduce car usage and the need to travel	This will be the responsibility of Fareham Borough Council and is not influenced by this policy.	0	
6	To improve the health and well being of all	This will be the responsibility of Fareham Borough Council but protection of open space in proximity to proposed residential development will mean access to the countryside for future residents.	+	
7	To protect, enhance and manage water resources in a sustainable way	This will be the responsibility of Fareham Borough Council.	0	
8	To ensure sustainable waste management	This will be the responsibility of Fareham Borough Council.	0	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	This will be the responsibility of Fareham Borough Council.	0		
10	To promote the sustainable design and construction of buildings and places	This will be the responsibility of Fareham Borough Council.	0		
11	To conserve and enhance biodiversity	Protection of the landscape and open spaces often has indirect benefits for biodiversity. However increased recreation pressure can have adverse impacts if there is open access.	?		
12	To protect and enhance built and cultural Heritage	The policy protects the identity and settling of the two settlements.	+		
13	To protect the character and quality of the	The policy directly addresses this objective.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	landscape of Winchester District				
14	To secure high standards of design	This will be the responsibility of Fareham Borough Council.	0		
15	Minimise local and global pollution	This will be the responsibility of Fareham Borough Council.	0		
<b>Summary</b>  The policy recognises the need for cross boundary working with the adjacent authority to meet the South East Plan's requirements but seeks to protect the integrity of existing settlements and the landscape. The policy will have a positive impact.					

### Policy MTRA 1 Strategy for Market Towns and Rural Area

The vision for the market towns and rural area is to provide for development that serves local needs in the most accessible and sustainable locations to maintain the vitality and viability of existing communities.

This vision will be achieved by:

- Providing housing, including affordable housing, of a scale appropriate to the level of the settlement;
- Supporting rural transport initiatives that improve accessibility including the retention and improvement of public transport services;
- Promotion of appropriate economic activity, including retail and tourism, where this is consistent with the location, scale and nature of the settlement;
- Provision and retention of accessible public open space and green infrastructure;
- Supporting the retention and improvement of local services and facilities to support local communities.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks to protect and improve existing services and facilities and promote job opportunities. It also seeks improvement of the rural transport system which will aid social inclusion through access to services. There is potential to improve on the existing situation in both market towns and the rural areas. Equally the policy recognises that development should be of an appropriate scale to not overwhelm existing facilities and communities. Potential for positive long	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		term impact.			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The policy requires that community facilities and open space and green infrastructure are sought in line with new development. New facilities are not mentioned but retention and improvement of existing facilities which may potentially lead to a deficit. Therefore there is potential for a short term adverse impact.	-		The policy could make it clear that if levels of development require new infrastructure e.g. education and/or health facilities, this must be provided. Inclusion of this statement would improve the performance of this policy.
3	To provide good quality housing for all	The policy includes the provision of housing, including affordable housing, at a scale commensurate with the settlement noting that market towns and rural areas cover most of the District. Development in these areas will also assist in meeting the South East Plan housing requirements for the district. Long term positive impact.	++	There is currently an annual shortfall of 779 affordable housing units per year. Winchester Housing Needs Survey, WCC 2002.	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy recognises the need for diversity of location for employment and encourages economic activity outside the main Winchester Town area. Positive impact provided that the scale and nature of the development is appropriate.	+	There is considerable in and out commuting from the District.	



SA Objective		Assessment of Effects  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
5	To increase accessibility; reduce car usage and the need to travel	The policy seeks to improve rural transport links through new development which will have a positive impact for existing residents of rural areas. However there is also a danger of creating a dispersed development pattern (although this is covered by Policy MTRA2).	+	Winchester has high car ownership levels.	Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development. Should the policy clearly refer to the constraints of Policy MTRA 2 even though the document should be read as a whole? This would give greater clarity to non professional users of the plan.
6	To improve the health and well being of all	It is more difficult and expensive to meet the health and education needs of a dispersed population rather than that centered on an urban area. However the policy seeks open space and green infrastructure which encourages healthy lifestyles. Potential for a mixed impact.	+	-	
7	To protect, enhance and manage water resources in a sustainable way	Any development can be designed to minimise water use and the strategy includes policies on the water environment and sustainable construction. (CP7 and CP13 respectively). There may be issues relating to cumulative impact of development which could lead to adverse impact.	?	Winchester has a sensitive water environment i.e. the River Itchen SAC, Solent and Southampton Water SPA/Ramsar and Portsmouth Harbour SPA/Ramsar.	HRA is being carried out in parallel with this SA and will also inform the LDF process.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
8	To ensure sustainable waste management	Policy CP13 requires development to meet Code For Sustainable Homes standards which includes details of domestic waste management and recycling, and management of construction waste. It is more expensive/difficult to provide kerb side recycling services to rural areas. However overall, no adverse impact.	+		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The comments under water and waste objectives are both applicable to this objective. Although this policy does not address this objective, it is covered by other plan policies. However it must be recognised that dispersed development inevitably leads to increased vehicle related carbon emissions. The policy may therefore have an adverse impact.	-		
10	To promote the sustainable design and construction of buildings and places	Again the policy does not address this objective which is covered by Policy CP13. The policy itself will have a neutral impact.	0		
11	To conserve and	All development will be subject to other	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	enhance biodiversity	polices protecting biodiversity but the policy does seek the provision of green infrastructure which can provide valuable habitat corridors. No adverse impact.			
12	To protect and enhance built and cultural Heritage	No direct or significant impact on this objective as development will be subject to conservation policies.	0		
13	To protect the character and quality of the landscape of Winchester District	Dispersed development can have a greater cumulative impact than focused large scale developments. This will be site and location dependant and will be subject to other plan policies. The policy itself could have an adverse impact.	-		
14	To secure high standards of design	The policy does not address design issues which are subject to other plan policies.	0		
15	Minimise local and global pollution	Dispersed development in the countryside has the potential to increase light pollution and carbon emissions. Potential for adverse impact.	-		
<b>Summary</b>  Read in isolation the policy promotes dispersed development which has the potential for adverse impacts on the landscape, the tranquility of the countryside through light and noise pollution and on climate change through increased carbon emissions. Cumulative impacts on water quality from incremental development will also have to be monitored as the sites will probably not be of a scale to require EIA or AA. Polices will					

SA Objective	Assessment of Effects  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			not be used in isolation and the plan does incorporate policies which mitigate the effect of this policy. Policy MTRA 2 clarifies the scale of development which will be allowed and sets out a clear settlement hierarchy and a clear signpost and link in the text of this Policy MTRA 1 would clarify the intent of this policy and remove the doubts over the potential impacts. (Is this policy needed or could it be amalgamated with Policy MTRA 2 ?)

## **Policy MTRA 2 Market Towns and Rural Area Settlement Hierarchy**

The City Council wishes to see settlements within the Market Towns and Rural Area retained and allowed to evolve and grow in a way that is commensurate with their size, character and the level of services and facilities provided. The following strategies are proposed for each level of the hierarchy:-

*Level 1 : Bishops Waltham, New Alresford* New development will be accommodated through infilling, redevelopment and greenfield release(s) for housing (including 40% affordable housing) of about 500 new dwellings in each settlement (averaging 25 dwellings per annum). A corresponding level of economic growth will also be supported and there may be scope to relocate existing employment sites. Modest greenfield releases may be appropriate where they would achieve this and broaden the economic base of these settlements to provide a greater range of employment opportunities for local people. Facilities and services should be retained and improved to serve the settlements and their catchment areas.

*Level 2 : Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham* New development will be accommodated through infilling, redevelopment and greenfield release(s) for housing (including 40% affordable housing) for about 300 new dwellings in each settlement (averaging 15 dwellings per annum). A corresponding level of economic growth will also be supported which could include a small greenfield release where this would help improve the balance between jobs and working residents and provide a greater range of employment opportunities for local people.

*Level 3 : Bramdean, Cheriton, Curdrige, Droxford, Durley, Hambledon, Headbourne Worthy, Hursley, Itchen Abbas, Knowle, Littleton, Lower Upham, Corhampton/Meonstoke, Micheldever, Micheldever Station, North Boarhunt, Otterbourne, Shedfield, South Wonston, Southwick, Sparsholt, Sutton Scotney, Twyford, West Meon* Limited new development for housing and/or employment purposes will be accommodated through infilling and redevelopment within existing settlement boundaries and built-up areas (including 40% affordable housing).

*Level 4 : Bighton, Bishops Sutton, Compton Down, Compton Street, Crawley, Curbridge, Durley Street, East Stratton, Easton, Itchen Stoke, New Cheriton/Hinton Marsh, Newtown, Old Alresford, Otterbourne Hill, Owslebury, Shawford, Shirrell Heath, Soberton, Soberton Heath, Southdown, Titchborne, Upham, Warnford, Wonston, Woodmancott* - New development will be limited to small scale 'Local Connections Homes' (see Policy CP20) only with 'enabling' market housing permitted where necessary (no more than 20%) to meet demonstrable local needs.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Level 1 and 2 settlements are proposed to accept levels of growth similar to past levels of development (500 and 300 dwellings respectively) to be delivered through infilling, redevelopment and possibly greenfield release. These settlements have a large range of population sizes from around 2,700 the largest at about 6,500. The social impacts and ability of settlements to integrate these levels of new development will vary accordingly. A lesser scale of development is proposed for the level 3 settlements on the basis that they have appropriate transport links and facilities to accommodate this level of growth. The settlements with fewer facilities will be restricted to "Local Connections Homes" which will be positive for maintaining community cohesion.	+	?	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The policy sets out the average level of growth per annum for the settlements. However if incremental development is allowed through small sites there must be concerns about the provision of community facilities and infrastructure requirements associated with the overall	-		Assessment of the overall infrastructure requirements and appropriate contributions sought via Sec.106 agreements as appropriate in relation to the scale/ timing of development. This should be clearly expressed so that developers can

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		level of development. Potential for adverse cumulative impact.			proceed with confidence about development costs.
3	To provide good quality housing for all	Allowing some development in this wide range of settlements will assist in meeting the needs for a range of house types and tenures right across the district. This is particularly important given the need for affordable housing and housing to suit the needs of an aging population.	++	Winchester has a higher than average mean age, in particular those aged over 75.	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy recognises the need for diversity of location for employment and encourages economic activity outside the main Winchester Town area. Positive impact provided that the scale and nature of the development is appropriate. The provision of affordable housing across the district will enable young people to stay in the area and provide a more diverse work force	+	There is considerable in and out commuting from the District.	
5	To increase accessibility; reduce car usage and the need to travel	Policy MTRA 1 seeks to improve rural transport links through new development, which will have a positive impact for existing residents of rural areas. However there is also a danger of creating a dispersed development pattern which will have adverse impacts, albeit at a local level.	-	Winchester has high car ownership levels.  Winchester falls distinctly behind national averages for travel to work by bus and bike but about average walking to work	Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development. It will be important to improve public transport links.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
				although this is probably more relevant to the urban areas. Winchester Movement and Access Plan 2000, WCC.	
6	To improve the health and well being of all	It is more difficult and expensive to meet the health and education needs of a dispersed population rather than that centered on an urban area. However the majority of settlements proposed to take the higher levels of development are large enough to support basic health facilities and may encourage improvements. Potential for positive impact.	+		
7	To protect, enhance and manage water resources in a sustainable way	Any development can be designed to minimise water use and the strategy includes policies on the water environment and sustainable construction. (CP7 & and CP13 respectively). There may be issues relating to cumulative impact of development which could lead to adverse impact.	?	Winchester has a sensitive water environment i.e. the River Itchen SAC, Solent and Southampton Water SPA/Ramsar and Portsmouth Harbour SPA/Ramsar.	HRA is being carried out in parallel with this SA and will also inform the LDF process.
8	To ensure sustainable waste management	Policy CP13 requires development to meet Code For Sustainable Homes standards which includes details of	+		



SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		domestic waste management and recycling, and management of construction waste. It is more expensive/difficult to provide kerb side recycling services to rural areas. However overall, no adverse impact.			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The comments under water and waste objectives are both applicable to this objective. Although this policy does not directly address this objective, it is covered by other plan policies. However it must be recognised that dispersed development inevitably leads to increased vehicle related carbon emissions. The policy may therefore have an adverse impact although this somewhat balanced by the emphasis on infilling and redevelopment. The use of greenfield sites should be minimised.	-		
10	To promote the sustainable design and construction of buildings and places	Again the policy does not address this objective which is covered by Policy CP13. The policy itself will have a neutral impact.	0		
11	To conserve and enhance	All development will be subject to other policies protecting biodiversity but	?		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	biodiversity	dispersed development does have potential for adverse and cumulative impact on biodiversity. This will be site specific.			
12	To protect and enhance built and cultural Heritage	No direct or significant impact on this objective as development will be subject to conservation policies but impact will be site specific.	?		
13	To protect the character and quality of the landscape of Winchester District	Dispersed development can have a greater cumulative impact than focused large scale developments. This will be site and location dependant and will be subject to other plan policies. The policy could have an adverse impact.	-		
14	To secure high standards of design	The policy does not address design issues which are subject to other plan policies.	0		
15	Minimise local and global pollution	Dispersed development in the countryside has the potential to increase light pollution and carbon emissions. Potential for adverse impact.	-		
<b>Summary</b>  This policy lends clarity over the scale of development but detailed impacts will still inevitably be site specific. The policy promotes a level of development across the rural parts of the District mostly in settlements with a certain level of facilities. Concern is expressed about the					

SA Objective	Assessment of Effects  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	cumulative impact on biodiversity and the landscape, and also over the ability of small scale developments to meet the social needs generated by this overall quantum of development. There is not necessarily a correlation between new development and maintaining existing services as lifestyle patterns are changing, however, by encouraging limited levels of growth this provides opportunities for using local shops and schools. All new development will bring about an increase in vehicle related emissions and this will necessarily be more marked in smaller settlements with poorer rail and bus links. Alternatively benefits will be found in the provision of affordable housing in smaller communities and the potential to provide a greater mix of dwellings in a wide range of settlements. The policy also recognises and facilitates the need to maintain and increase the diversity and location of employment opportunities across the District.		

### Policy MTRA 3 The Wider Countryside

In the countryside, outside the built-up areas of the urban areas and Level 1-4 settlements, the City Council will only support proposals for development which has an operational need for a countryside location, or reuses existing rural buildings (see Policy MTRA 4).

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Whilst protecting the countryside, the policy supports employment in the countryside which tend to be traditional uses which are part of the social fabric of communities. Positive impact.	+	The District is predominantly rural with over fifty rural settlements.	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	As such uses are likely to be relatively small scale no such issues are likely to arise.	0		
3	To provide good quality housing for all	No direct impact	0		
4	To maintain the buoyant economy and develop greater diversity that	The policy recognises the need to support a diverse economy in the countryside. Positive impact.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	meets local needs				
5	To increase accessibility; reduce car usage and the need to travel	The policy allows location of premises close to the source of the employment e.g. forestry, some tourism uses and farm animal veterinary surgeries. This could reduce necessary vehicle use.	+		
6	To improve the health and well being of all	No direct impact	0		
7	To protect, enhance and manage water resources in a sustainable way	All development must take account of the water environment particularly such enterprises as golf courses and fish farming. No direct impact and development subject to other plan policies.	0		
8	To ensure sustainable waste management	Composting facilities require a non – residential location due to the potential spread of fungal spores. The policy will facilitate the provision of such facilities.	+		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change	Development should be appropriately located to ensure no adverse impacts.	?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	Strategy	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
10	To promote the sustainable design and construction of buildings and places	Any buildings can be of sustainable construction.	+		
11	To conserve and enhance biodiversity	Countryside locations inevitably increase the potential for harm to biodiversity through development. The impact will be site specific.	?		
12	To protect and enhance built and cultural Heritage	Impact will be site specific and subject to other plan policies.	?		
13	To protect the character and quality of the landscape of Winchester District	Countryside locations inevitably increase the potential for adverse landscape impact through development. The impact will be site specific.	?		
14	To secure high standards of design	All development can be well designed. Impact will be dependant on implementation of design policies.	?		
15	Minimise local and global pollution	Allowing people to live and work in close proximity in countryside locations should limit carbon levels. Positive impact.	+		

SA Objective	<b>Assessment of Effects</b>  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
<b>Summary</b>  The appraisal identified no significant impacts, although it is recognised that potential impacts will be site and location dependant. It is assessed that there is the benefits will accrue for rural communities and through allowing work places to be centred where they are required and thereby reducing the need to travel. The policy will progress SA Objectives, particularly in relation to communities/ rural communities.			

### Policy MTRA 4 Re-use of Rural Buildings

The City Council will support the conversion of suitable rural buildings to employment use, community use or 'Local Connections Homes' to meet demonstrable local needs. The buildings should be of permanent construction and capable of use without major reconstruction and proposed uses should be capable of being accommodated without harm to the character of the area or neighbouring uses, or inappropriate traffic generation.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy facilitates the use of existing buildings for community or employment use which will help to sustain rural communities. Positive impact.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct or significant impact	0		
3	To provide good quality housing for all	Whilst the policy allows for such buildings to be used for "local connections homes" it is unlikely that many will come forward due to the costs of conversion to meet both the Housing Corporation standards and the required level of the CSH. Minor	+		



SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)		Suggested Mitigation and Enhancement Measures
		positive impact.			
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy actively supports the rural economy and opportunities to diversify local employment opportunities. Positive impact as it resolves the issue of use of traditional farm buildings which are not suited to modern agricultural practice.	++		
5	To increase accessibility; reduce car usage and the need to travel	There are accessibility issues over allowing employment uses in the countryside and the scale of the development should be given careful consideration in traffic generation terms and public transport/walking/cycling links. Impact will be dependant on scale and location and there is potential for adverse impact.	- ?		Other plan policies relating to access issues should ensure that inappropriate development is not allowed.
6	To improve the health and well being of all	No direct relationship unless the building is converted to health or leisure facilities.	0		
7	To protect, enhance and manage water resources in a sustainable way	All development must take account of the water environment particularly such enterprises as golf courses and fish farming. No direct impact and development subject to other plan policies.	0		
8	To ensure sustainable waste	No direct impact	0		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	management					
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Comments under water and transport apply. However the re-use of such buildings saves both land and construction resources. Overall positive impact.	+			
10	To promote the sustainable design and construction of buildings and places	No direct impact although the conversion of buildings can be considered to be sustainable design. It is also difficult to raise insulation standards in many old buildings.	+	-		
11	To conserve and enhance biodiversity	Rural buildings which have been unused can become valuable habitat for bats and breeding birds. Potential for adverse impact.	-			Plan policies or associated guidance should ensure that appropriate ecological surveys are carried out prior to granting planning permission.
12	To protect and enhance built and cultural Heritage	Some rural buildings have historic importance and character which should be preserved when conversion to other uses is carried out. Car parking, extensions and associated employment or domestic curtilages can undermine the character of buildings. Potential for adverse impact on some buildings, but alternatively the	+	-		Clear design guidance should be provided on the conversion of rural buildings.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		policy may save and protect buildings which have outlived their original use.				
13	To protect the character and quality of the landscape of Winchester District	The comments above are also appropriate to the landscape and the same potential exists to undermine the quality of the landscape. Alternatively improvement of the buildings may enhance the landscape .	+	-		
14	To secure high standards of design	See comments under 12 above				
15	Minimise local and global pollution	See comments under 5 above. Local noise and light pollution may also occur with conversion to employment uses and give rise to potential for adverse impact.		-		Strict controls over traffic generation and noise and light pollution will be required to avoid any adverse impact.
<b>Summary</b>  Socially and economically the policy performs well against the SA objectives. There are concerns raised over the environmental impacts of the policy but these can be mitigated and managed through the implementation of guidance, policy and conditions regulating traffic generation, noise and light pollution and surveys to determine the ecological value of disused or under used buildings. The character and landscape impact of conversions can also be controlled in the same way.						

### Policy CP1 Open Space, Sport and Recreation

The City Council will seek improvements in the open space network and in built recreation facilities within the District, to achieve the type of provision, space required and levels of accessibility set out in the open space and built facilities standards. This will be achieved by new and improved provision, or improving public access to existing facilities and educational provision.

New housing development will be required to make provision for public open space and built facilities in accordance with the standards in Tables 1 and 2, preferably through on-site provision of new facilities where feasible or by financial contributions towards off-site improvements.

There will be a presumption against the loss of any open space, sports or recreation facility except where it can be demonstrated that alternative facilities are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy will facilitate the provision of and access to open space, recreation and leisure facilities for all wherever possible. New development may also bring forward facilities that will be beneficial not only to new residents but also existing residents, thereby making good some existing deficiencies. A positive impact.	++		
2	To provide for the timely delivery of infrastructure	The requirements for these forms of provision are clearly laid out in the document which should ensure their	++		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	suitable to meet community needs	inclusion and timely provision. Such clarity enables inclusion of required provision at an early planning stage and efficient preparation of any necessary legal agreements i.e. Sec 106.		
3	To provide good quality housing for all	There should be no direct impact on the provision of housing as the requirements will have been factored into feasibility assessments.	+	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	No direct relationship to this objective.	0	
5	To increase accessibility; reduce car usage and the need to travel	Provision of local facilities and access to open space should decrease distances traveled to enjoy leisure activities such as walking and cycling. Green infrastructure can also play a part in creating cycling and walking links which can also be used for access to employment and education and health facilities as well as leisure. Positive impact.	+	
6	To improve the	Access to open space and leisure facilities	++	

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)		Suggested Mitigation and Enhancement Measures
	health and well being of all	is important for general health. Provision of allotment space, if included, contributes health benefits through exercise and good quality food. Positive and long term impact which tackles the national problem of obesity.			
7	To protect, enhance and manage water resources in a sustainable way	Water based leisure activities must take account of the water environment or there will be potential for adverse impact.	-		The LDF must incorporate clear and strong policies on the impact of leisure pursuits on water quality.
8	To ensure sustainable waste management	No direct relationship to this objective.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	See comments under objectives 5 and 7.	-	+	
10	To promote the sustainable	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	design and construction of buildings and places				
11	To conserve and enhance biodiversity	Open space and green infrastructure are not only valuable for human health and well being but can also play an important part in maintaining biodiversity through the protection and creation of habitat corridors. Positive impact.	+		
12	To protect and enhance built and cultural Heritage	No direct relationship to this objective.	0		
13	To protect the character and quality of the landscape of Winchester District	Open spaces and infrastructure can play an important part in physically integrating new and existing development and lead to improvements in existing countryside/urban interfaces.	+		
14	To secure high standards of design	No direct relationship to this objective.	0		
15	Minimise local and global pollution	The impact will be mainly through impacts on private vehicle use as noted above.	+		

SA Objective	<b>Assessment of Effects</b>  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
<b>Summary</b>  The policy will actively progress the SA Framework and Community Strategy objectives relating to a healthy population. There are also potential related benefits for biodiversity, the landscape and car related pollution. Overall a positive policy which will have long term benefits.			



## Policy CP2 Transport

The City Council will seek to minimise demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel, the use of non-car modes should be encouraged through management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy states that it will locate development to reduce the need to travel which includes for work, school and for health and leisure purposes. This means that facilities will be in reach of all and should promote social inclusiveness. Positive impact.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Roadworks to accommodate the traffic generated by new development will be required as will improvements to the existing network. Therefore the required infrastructure should be in place before occupation of new development. Positive impact which should avoid putting pressure on parts of the road network in Winchester in particular.	+	The Hampshire Transport Plan has identified local peak hour congestion in Winchester which will be exacerbated by the inevitable increase in car numbers from the level of development required in the District. (Winchester CC Baseline July 2007)	Work is being undertaken to ensure that the transport improvements required are deliverable. (MVA Consultants)
3	To provide good	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	quality housing for all				
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The local and regional economies rely on an efficient transport network. Therefore this policy will have a positive effect as it will avoid further congestion and improve local connections.	+		
5	To increase accessibility; reduce car usage and the need to travel	The policy and the supporting text directly address this objective and seek to manage the impacts of the required level of development. The settlement hierarchy favours development in those settlements with regular public transport services.	++	Winchester has high car ownership levels and poor rural transport connections. (Winchester CC Baseline July 2007)	
6	To improve the health and well being of all	Adequate public transport and walking and cycling routes should assist access to health services and sport/leisure facilities for all. Positive impact with potential to improve existing situations.	++		
7	To protect, enhance and manage water resources in a sustainable way	No direct relationship to this objective.	0		
8	To ensure sustainable waste	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	management				
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Encouraging a modal shift from the private vehicle to other modes of transport will reduce potential carbon emissions and have a positive impact for climate change. However due to the level of development required and the inevitable extra car use the policy is unlikely to have a major impact.	0		
10	To promote the sustainable design and construction of buildings and places	The layout of new development plays a large part in creating environments where residents are encouraged to walk and cycle. This can be achieved by the provision of safe routes and the consideration of Home Zones. The policy will ensure that these issues are given consideration at the early planning stage. Potential for significant positive impact.	+	Manual for Streets (DfT March 2007)	
11	To conserve and enhance biodiversity	No direct relationship to this objective but walking and cycling routes have indirect benefits as habitat corridors.	+		
12	To protect and enhance built	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and cultural Heritage				
13	To protect the character and quality of the landscape of Winchester District	No direct relationship to this objective.	0		
14	To secure high standards of design	No direct relationship to this objective.	0		
15	Minimise local and global pollution	See 2 above – provision of appropriate infrastructure should ideally help reduce pollution levels in Winchester town. See also 9 above.	+	0	Winchester City has one AQMA which has reduced in size since 2005.
<b>Summary</b>  The policy should have long term positive impacts in relation to access to facilities and trying to reduce reliance on the private vehicle. This in turn has positive benefits for the objectives relating to climate change and pollution. Indirect benefits will also accrue for the economy, health and biodiversity. The policy is particularly important and relevant for the Winchester District given that unsustainable transport patterns have been identified as one of the key sustainability challenges during the lifetime of the plan.					

### Policy CP3 Economic Growth and Diversification

The City Council will encourage economic development and diversification across Winchester District through the regeneration and intensification of previously developed land and through the allocation of land to support employment growth at sustainable locations in accordance with the spatial strategy for the District.

The City Council will encourage an increase in employment capacity particularly where it supports the District's five key economic sectors of public administration and services, land based industries, tourism, knowledge and creative industries and retail. This will be achieved through the retention of appropriate premises and, where feasible, new development to ensure that there is an adequate supply of land and premises, suitable to create diverse and successful economic environments.

Opportunities to expand the economic base of the District will be encouraged, in particular the need to promote a low carbon economy and exploit the expanding and emerging 'green collar' industries.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Availability of a diverse range of local employment opportunities enables and encourages residents to live and work in their own community which encourages community cohesion. Potential for long term positive impact.	++	High level of in and out commuting for work which can tend to divorce people from their communities.	
2	To provide for the timely delivery of infrastructure suitable to meet	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	community needs				
3	To provide good quality housing for all	No direct relationship to this objective.	0		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy clearly addresses this objective and is explicit in the areas of the economy the District wishes to expand.	++	Unemployment levels have been below the national average. Winchester enjoys a high level of professional employment but has also maintained higher levels of employment in agriculture than the rest of the country. This expresses the breadth and diversity of the economy.	
5	To increase accessibility; reduce car usage and the need to travel	Winchester has a high level of both in and out commuting and the provision of both housing and employment premises will increase the potential for residents to live and work in the District. The policy will create conditions which make it possible to reduce travel to work distances.	++	Approximately 20% of residents travel 20km or over to work, with 10% of those travelling over 40km. (Winchester Neighbourhood Statistics. National Statistics 2001)  Approx 13,000 people commute into Winchester	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
				and 4,500 commute out. (National Statistics 2004)	
6	To improve the health and well being of all	Availability of diverse employment opportunities has an indirect effect on health in that unemployment can lead to depression and illness. Positive impact.	+		
7	To protect, enhance and manage water resources in a sustainable way	No direct relationship to this objective.	0		
8	To ensure sustainable waste management	No direct relationship to this objective.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy creates potential for reduced travel to work distances which is part of the strategy to implement the District's desired move towards a low carbon economy.	+		
10	To promote the sustainable design and construction of buildings and	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	places				
11	To conserve and enhance biodiversity	Biodiversity will also indirectly benefit from this policy due to the landscape protection which is implicit as part of the tourism economy as described below.	+		
12	To protect and enhance built and cultural Heritage	The policy seeks to facilitate expansion of the District's tourism economy which is built on the quality of the buildings and landscape. There is a synergy between the need to protect these features for their own sake and to protect them in order to build on the existing, successful tourist industry. Whilst degradation can occur through the pressures of tourism, the Tourism Strategy is aware of this and seeks to encourage sustainable tourism. Positive effect.	+	The District has 37 Conservation Areas, 109 Scheduled Monuments and extensive numbers of listed buildings. (Winchester City Council)	
13	To protect the character and quality of the landscape of Winchester District	The policy seeks to facilitate expansion of the District's tourism economy which is built on the quality of the buildings and landscape. There is a synergy between the need to protect these features for their own sake and to protect them in order to build on the existing, successful tourist industry. Positive effect.	+	South Downs National Park	
14	To secure high standards of	No direct relationship to this objective.	0		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	design				
15	Minimise local and global pollution	Reduction of pollution will come about partially through reduced car use. The policy does help create conditions where this can be achieved.	+		
<b>Summary</b>  The policy has the potential to have very positive impacts; direct, indirect and synergistic. In and out commuting levels are high and the policy seeks to ensure that employment opportunities are available for the resident population and that job opportunities are expanded in line with the housing requirement. The policy creates conditions which assist the potential for people to live and work in the district thereby reducing carbon emissions and local pollution. The recognition of the importance of the tourist economy will indirectly lead to protection of the environment on which it is based, and will have a synergistic impact with policies directly seeking such protection.					

### Policy CP4 Major Commercial and Educational Establishments in the Countryside

The City Council will support the retention and development of the major commercial and educational establishments which occupy rural locations in the District, to help them continue to contribute to the District's key economic sectors. Because of their sensitive rural locations, masterplans should be prepared prior to development which identify the site opportunities and constraints, promote sensitive land and building stewardship and promote sustainable development, maximise sustainable transport opportunities, whilst limiting impacts on the surrounding environment and communities.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The impact that development can have on communities is recognised in the policy and any adverse effects should be mitigated.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct relationship to this objective.	0		
3	To provide good quality housing for all	No direct relationship to this objective.	0		
4	To maintain the buoyant	This a specific policy to retain significant employers which are part of the business	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	economy and develop greater diversity that meets local needs	and training sectors which support the District's five key economic sectors. Positive and long term impact.		
5	To increase accessibility; reduce car usage and the need to travel	Providing a policy background which meets the needs of established employers and aids their retention in the District helps to meet the employment needs of the area. This will reduce potential outcommuting which could occur if the companies relocated. Extension of such establishments is required to maximise sustainable transport options which could improve current arrangements.	+	
6	To improve the health and well being of all	Availability of diverse employment opportunities has an indirect effect on health in that unemployment can lead to depression and illness. Positive impact.	+	
7	To protect, enhance and manage water resources in a sustainable way	Proposals to extend such establishments are required to incorporate sustainable development which includes design and construction options which will incorporate water demand management techniques.	+	
8	To ensure sustainable waste	No direct relationship to this objective.	0	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	management				
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Proposals to extend such establishments are required to maximise sustainable transport options which could improve current arrangements and reduce carbon emissions.	+		
10	To promote the sustainable design and construction of buildings and places	Proposals to extend such establishments are required to incorporate sustainable development which includes design and construction options which will reduce the embodied energy and day to day energy requirements of buildings.	+		
11	To conserve and enhance biodiversity	The policy seeks sensitive land management. Positive impact.	+		
12	To protect and enhance built and cultural Heritage	The supporting text to the policy recognises that these establishments are set in sensitive rural locations, often in former country estates and includes requirements that development proposals should give due consideration to the constraints imposed by the location.	+		
13	To protect the	The supporting text to the policy	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	character and quality of the landscape of Winchester District	recognises that these establishments are set in sensitive rural locations and includes requirements that development proposals should give due consideration to visual impact and sensitive land management.		
14	To secure high standards of design	The supporting text to the policy recognises that these establishments are set in sensitive rural locations, often in former country estates and includes requirements that development proposals should give due consideration to the constraints imposed by the location. High design standards will be required.	+	
15	Minimise local and global pollution	No direct relationship to this objective.	0	
<b>Summary</b>  This a specific policy to retain significant employers which are part of the business and training sectors which support the District's five key economic sectors. Providing a policy background which meets the needs of established employers and aids their retention in the District helps to meet the employment needs of the area. The sensitivity of the locations of these establishments is clearly recognised in the policy and potential adverse impacts on transport issues, the natural and built environment and existing communities are identified and measures put in place so that they will be avoided. The requirement for masterplans which will address any constraints identified and present clear mitigation proposals makes this a policy which progress sustainable development with positive impacts for the District.				

### Policy CP5 Green Infrastructure

The City Council will support development that incorporates provision for multifunctional well managed Green Infrastructure to meet recognised standards. This will need to consider all environmental resources and contribute towards sustainable resource management, enhancing quality of place, quality of life and quality of environment in both urban and rural settings for the long term benefit of the people, the communities and the environment of Winchester District.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	No direct relationship to this objective.	0		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Green infrastructure (GI) will be part of all the major development sites proposed by this document. However the policy is not entirely clear as to what is required which may hamper developers from incorporating GI at the earliest possible stage of feasibility analysis. This may hamper early provision of this part of the required infrastructure.	?		Open space requirements and playing pitch provision standards are clearly set out in policy CP1 but GI incorporates a far wider range of provision than identified in that policy. To enable incorporation of appropriate GI at the early planning stages the policy should give clear guidance as to the recognised standards to which the policy refers.
3	To provide good	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	quality housing for all				
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Green infrastructure should enhance the District with indirect benefits to the tourism economy and through making Winchester District a place where people want to live and work.	+		
5	To increase accessibility; reduce car usage and the need to travel	New development should incorporate cycling and walking routes which link with existing routes and become part of a network of routes which provide access without the use of the private vehicle. Minor but positive impact.	+		
6	To improve the health and well being of all	As explained in paragraph 12.9 of the DPD, GI contributes to quality of life through the provision of exercise opportunities for all by walking or cycling and bringing contact with the natural environment into new developments. Positive long term impacts.	+		
7	To protect, enhance and manage water resources in a sustainable way	Waterways, streams and rivers are also part of GI and can provide focus for walking and cycling routes and add another dimension to the built environment. Encouraging interest and	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		ownership of the water environment can stimulate interest in this vital natural resource. See also comments under climate change and sustainable design.			
8	To ensure sustainable waste management	No direct relationship to this objective.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	An extensive GI network can facilitate the migration of species as weather conditions and patterns change in response to climate change. Swales and attenuation will assist with managing the extreme weather patterns including heavy rain storms. Positive and cumulative impact as the network is expanded.	++		
10	To promote the sustainable design and construction of buildings and places	Incorporation of GI should improve the layouts of new development and provide potential for soil and land management which may not be possible in more conventional designs. Extensive sites have the capacity to incorporate swales, attenuation ponds and potentially reed bed filtration systems which will have synergistic impacts for biodiversity and	++		



SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		water quality. Positive impact which will not exacerbate any existing drainage problems.		
11	To conserve and enhance biodiversity	As already noted under climate change, water and sustainable design, GI will play an important future role in maintaining the biodiversity of the District and assist in meeting the aims of policy CP6 Biodiversity.	++	
12	To protect and enhance built and cultural Heritage	The use of GI can minimise impact on existing settlements of historic settlements by softening the interface between new and existing development.	+	
13	To protect the character and quality of the landscape of Winchester District	The use of GI in new developments can help integrate new development into the landscape and avoid the visual intrusion of earlier mass housing developments which can be seen across the country by improving the urban/countryside interface. The policy will be important in reducing adverse impact in the light of the level of development the District must accommodate.	+	
14	To secure high standards of design	See comments under landscape and sustainable design.	+	
15	Minimise local	GI with increased tree and vegetation	+	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and global pollution	planting will help to lock up some of the carbon inevitably produced by the required level of development.			
<p><b>Summary</b></p> <p>As clearly explained in the supporting text to this policy, the introduction of GI into new developments will have multiple benefits which range across virtually the whole set of SA objectives. There are clear synergies between this policy and other policies protecting biodiversity, the water environment and managing climate change. To enable incorporation of appropriate GI at the early planning stages the policy should give clear guidance as to the recognised standards to which the policy refers. The overall impact should be cumulative, long term and of very positive on the Council's overarching aim to achieve sustainable development whilst meeting its share of the demands of the national housing requirement.</p>					

<b>Policy CP6 Biodiversity</b>					
<p>The City Council will support development which protects and delivers net gain for biodiversity. New development will be required to show how conservation of biodiversity is taken into account in its design and implementation and, in particular, how priority habitats and species as identified in the (Hampshire/Winchester) Biodiversity Action Plans will be safeguarded.</p> <p>Planning proposals that have the potential to affect priority habitats and/or species, as defined in the Hampshire/Winchester BAP, or sites of geological importance, will be required to undertake the relevant assessments or surveys. The City Council will adopt the precautionary principle to avoid adverse impacts or, where adverse impacts are unavoidable, require appropriate mitigation and compensatory measures.</p>					
<b>SA Objective</b>		<b>Assessment of Effects</b>		<b>Evidence and Reference (where available)</b>	<b>Suggested Mitigation and Enhancement Measures</b>
		<b>Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)</b>			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	No direct relationship to this objective.	0		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct relationship to this objective.	0		
3	To provide good quality housing for all	No direct relationship to this objective.	0		
4	To maintain the	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	buoyant economy and develop greater diversity that meets local needs				
5	To increase accessibility; reduce car usage and the need to travel	No direct relationship to this objective.	0		
6	To improve the health and well being of all	No direct relationship to this objective.	0		
7	To protect, enhance and manage water resources in a sustainable way	Some priority habitats and species are water based i.e. streams and water meadows and therefore the policy is relevant to this objective. Comments regarding all habitats and species are at 11 below.	Y	Winchester BAP (Hampshire and Isle of Wight Wildlife Trust November 2005)	
8	To ensure sustainable waste management	No direct relationship to this objective.	0		
9	To address the causes of climate change and to	No direct relationship to this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	adapt in line with Winchester's Climate Change Strategy				
10	To promote the sustainable design and construction of buildings and places	No direct relationship to this objective.	0		
11	To conserve and enhance biodiversity	The policy requires that development proposals which protects and delivers net gains for biodiversity will be supported and that proposals should show how priority habitats and species are safeguarded. However the policy continues to say that "where adverse impacts are unavoidable, (the City Council will) require appropriate mitigation and compensatory measures. This could be interpreted that all development which has an adverse effect can be either compensated for or mitigated. This could lead to adverse impact on the habitats and/or species.	Y	<p>PPS 9 states " Planning authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm"</p> <p>17 SSSIs in the District, only nine of which are in favourable condition.</p> <p>2 National Nature Reserves and 12 local Nature Reserves.</p>	The policy should clarify that not all adverse effects can be compensated for or mitigated. It is recommended that an additional sentence is added to clarify this point e.g. "Where adverse impacts are unavoidable and satisfactory mitigation cannot be achieved, development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
				HRA	
12	To protect and enhance built and cultural Heritage	No direct relationship to this objective.	0		
13	To protect the character and quality of the landscape of Winchester District	No direct relationship to this objective.	0		
14	To secure high standards of design	No direct relationship to this objective.	0		
15	Minimise local and global pollution	No direct relationship to this objective.	0		
<b>Summary</b>  This is a specific policy to ensure protection of priority habitats and species identified in the Winchester BAP. While the body of the policy supports the aims of the BAP, the final paragraph is open to an interpretation which concludes that mitigation is always possible. It is recommended that the policy is amended by the addition of: "Where adverse impacts are unavoidable and satisfactory mitigation cannot be achieved, development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species" or similar wording. This would improve the performance of the policy to progress this SA objective.					

### Policy CP7 Flooding, Flood Risk and the Water Environment

The City Council will support development which:-

- avoids flood risk to people and property by applying the risk based sequential approach and managing flood risk elsewhere;
- takes climate change into consideration when looking at flood risk.
- improves water quality and ensures source protection zones are protected from potentially polluting activities and helps to meet the Water Framework Directive's 'good status' standard through suitable pollution prevention measures
- includes sustainable water management systems such as Sustainable Drainage Systems (SUDS) and incorporating high standards of water efficiency in the design.
- takes into account the capacity of the water supply, drainage and sewerage networks to ensure new development can be accommodated
- Maximises opportunities for biodiversity, green infrastructure and recreational gain in association with the water environment.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	No direct or significant impact	0		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	Early discussions with the water services and the EA will ensure that adequate infrastructure is in place to serve proposed development. Positive impact.	+		
3	To provide good	No direct impact on the provision of	0	Winchester has	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	quality housing for all	housing.		opportunities to allocate all new development away from high risk flood zones. South Hampshire: Integrated water Management Strategy (Atkins for PUSH, October 2008)	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Will ensure that commercial premises are safe from flood damage and losses. Positive impact.	+		
5	To increase accessibility; reduce car usage and the need to travel	No direct or significant impact	0		
6	To improve the health and well being of all	Ensuring that homes and workplaces are protected from the threat of flooding will be beneficial to human health.	+		
7	To protect, enhance and manage water	The policy directly addresses the aims of this objective and will ensure that existing issues over surface water drainage and	++	Code for Sustainable Homes.	If this policy is to be used for development control purposes it would be much improved if the



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	resources in a sustainable way	water supply will not be exacerbated. Policy CP 13 which requires new dwellings to meet level 3 of the Code for Sustainable Homes will act in combination with this policy by reducing water use through appropriate domestic appliances and fittings and encouraging greywater and rainwater recycling. Positive short and long term impact.		HRA	word "support" was deleted and alternative wording requiring compliance was added.
8	To ensure sustainable waste management	No direct or significant impact	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy seeks to ensure that new development is not only subject to FRA under current conditions but will also take predicted changes in weather patterns due to climate change into account. Positive impact	+		
10	To promote the sustainable design and construction of buildings and places	Managing water demand is part of the sustainable construction of both residential and commercial buildings. Promoting the use of greywater and rain water recycling is also part of the process and will be further encouraged by this policy. The policy clearly supports developments which encompass these	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		principles.			
11	To conserve and enhance biodiversity	Swales and attenuation ponds can serve a dual purpose, combining surface water flooding facilities and habitats to enhance biodiversity. Efficient management of waste water and effluents will assist in the protection of the significant biodiversity value of the Itchen. Positive impact.	+	River Itchen SAC, Upper Hamble - see accompanying HRA report.	
12	To protect and enhance built and cultural Heritage	No direct or significant impact	0		
13	To protect the character and quality of the landscape of Winchester District	No direct or significant impact	0		
14	To secure high standards of design	No direct or significant impact	0		
15	Minimise local and global pollution	Efficient management of surface water, waste water and foul drainage will be instrumental in protecting water courses and catchment areas from pollution. Positive impact.	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
<b>Summary</b>  The Council has adopted a holistic approach to all issues concerning the water environment. Localised surface water flooding is a problem for the district and there may be future issues over water supply. The policy also will assist the plan in meeting the requirements of the Water Framework Directive (2000/60/EC). The policy will be instrumental in meeting the Council's vision to achieve sustainable development for the District but would be much improved if the policy required, rather than sought, compliance with the criteria.					

### Policy CP8 Cultural Heritage and Landscape Character

The City Council will require new development to recognise, protect and, where appropriate, enhance the District's distinctive landscape and cultural heritage, including natural and man made elements associated with existing landscape character, conservation areas; scheduled ancient monuments; historic parks and gardens; listed buildings, and historic battlefields. Particular emphasis should be given to:

- recognised landscape and built character that includes features and elements of natural beauty, cultural or historic importance
- local distinctiveness, sense of place and setting.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Protection of features of cultural and historical importance promotes civic pride and community cohesion. Positive impact.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct or significant impact	0		
3	To provide good quality housing for all	No direct or significant impact	0		
4	To maintain the	The tourism economy is based on the	+	Approx. 39 million people	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	buoyant economy and develop greater diversity that meets local needs	value of the cultural, natural and built environment. Protection of these features will support this important sector of the local economy.		visit the area each year. (Baseline Report 2007)	
5	To increase accessibility; reduce car usage and the need to travel	No direct or significant impact	0		
6	To improve the health and well being of all	No direct or significant impact	0		
7	To protect, enhance and manage water resources in a sustainable way	No direct or significant impact	0		
8	To ensure sustainable waste management	No direct or significant impact	0		
9	To address the causes of climate change and to adapt in line with	No direct or significant impact	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Winchester's Climate Change Strategy				
10	To promote the sustainable design and construction of buildings and places	No direct or significant impact	0		
11	To conserve and enhance biodiversity	Protection and enhancement of the landscape will have a complementary beneficial impact for biodiversity.	+		
12	To protect and enhance built and cultural Heritage	Winchester has a varied and valuable historic built environment. The policy directly addresses the aims of this objective and will have long term positive impact.	+	The District has 37 Conservation Areas, 109 Scheduled Monuments, 4 Registered Historic Battlefields, 4 Historic Parks and Gardens and extensive numbers of listed buildings. (Winchester City Council)	Only SAMs are mentioned in the context of archaeology. The policy could be expanded to include the wider importance of archaeological sites, which whilst not of such significance as scheduled monuments, should also be protected.
13	To protect the character and quality of the	The area has a rich and varied landscape including parts of the newly designated South Downs National Park which	+	South Downs National Park	

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	landscape of Winchester District	encompasses the former East Hampshire AONB and the Sussex Downs AONB. This policy assists in protection of the NP and the wider landscape. Positive impact.			
14	To secure high standards of design	Use in association with other design policies, this policy will ensure that new development does not have an adverse impact on built or natural historic features. Positive impact.	+		
15	Minimise local and global pollution	No direct or significant impact	0		
<b>Summary</b>  The district has a rich and varied historic environment both man made and natural which should be protected for its own sake; and the policy clearly provides this protection by progressing the relevant SA objectives. The policy will also have additional benefits for the economy, biodiversity and the quality of life of residents through ensuring that key assets are protected and enhanced.					

### Policy CP9 South Downs National Park/Area of Outstanding Natural Beauty

The City Council expects proposals for development within or affecting the East Hampshire Area of Outstanding Natural Beauty and the proposed South Downs National Park to protect and enhance the landscape value of the area. Particular emphasis should be given to:

- the aims of the relevant AONB Management Plan;
- protecting recognised landscape character that includes features and elements of natural beauty, cultural or historic importance;
- maintaining local distinctiveness and sense of place;
- achieving appropriate land management and improved public access to the countryside, especially close to towns and villages.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Ensuring that development takes account of valued rural/ designated spaces ensures that valuable open space and connections to the countryside are maintained for population. Long term positive impacts.	+		
2	To provide for the timely delivery of infrastructure	No direct or significant impact, potential indirect benefits where access improvements accompany new	0		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	suitable to meet community needs	development.			
3	To provide good quality housing for all	No direct or significant impact.	0		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Winchester District's tourist economy is based on the maintenance and promotion of an attractive environment. The newly designated National Park has the potential to increase visitors and the associated economic benefits. Potential for medium to long term positive impacts.	+		
5	To increase accessibility; reduce car usage and the need to travel	Indirect positive benefits where access to the countryside is improved such that car usage is not required, through alternative more sustainable transport means.	+		
6	To improve the health and well being of all	No direct or significant impact, potential long term positive, cumulative impacts indirectly through the promotion and support of recreation.	+		
7	To protect, enhance and manage water resources in a sustainable way	No direct or significant impact, potential benefits where management plans addressing water resource issues.	0		
8	To ensure	No direct or significant impact.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	sustainable waste management				
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No direct or significant impact.	0		
10	To promote the sustainable design and construction of buildings and places	No direct or significant impact.	0		
11	To conserve and enhance biodiversity	Positive long term and cumulative benefits (including in-combination with wider policies) focused on maintaining landscape value and support of management plans that address biodiversity issues	++		
12	To protect and enhance built and cultural Heritage	Some overlap with CP8 which also seeks to protect historic environments. Long term positive benefits likely.	+		
13	To protect the	Policy recognises rich and varied	++		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	character and quality of the landscape of Winchester District	landscape of Winchester District and the role of the National Park and AONB designation in maintaining protection of these areas. Policy will support and progress the aims of this SA objective		
14	To secure high standards of design	This policy when used in association with design policies should ensure that the unique character of landscape/ designated areas is protected and enhanced.	+	
15	Minimise local and global pollution	No direct or significant impact	0	
<b>Summary</b>  This policy reinforces and provides support for designations that are designed to protect landscape and wider cultural areas within the District. This approach will progress key sustainability objectives for the biodiversity, heritage and specifically the character and quality of Winchester's landscape. National Park designations, and this policy's support for those aims, also provides additional benefits for the tourism sector, by increasing the attractiveness and desirability of the location as an area to visit and recreate in which has potential long term benefits for Winchester's wider economy, in particular rural businesses. Wider benefits for existing and new residents are also possible where accessibility to the countryside is improved and supported in the context of new/ permitted development.				

### CP10 Settlement Gaps

The City Council will retain the generally open and undeveloped nature of the following defined gaps

- Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
- Denmead – Waterlooville
- Kings Worthy - Abbots Worthy
- Otterbourne – Southdown
- Winchester – Compton Street
- Winchester – Kings Worthy/Headbourne Worthy
- Winchester – Littleton
- Whiteley – Fareham/Fareham Western Wards (the 'Meon Gap')

Within these areas only development that does not physically or visually diminish the gap will be allowed.

To protect the individual character and identity of those settlements threatened by coalescence with the proposed SDAs at Fareham and North/North East of Hedge End areas of open land will be defined and maintained, in accordance with the PUSH Policy Framework for Gaps, between the SDAs and the following settlements:

- Fareham SDA – Knowle, Fareham SDA – Wickham
- Hedge End SDA – Durley / Durley Street, Hedge End SDA – Curdridge

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population	The proposed strategic gaps will prevent coalescence between existing settlements and within Winchester. They will also prevent the smaller settlements being socially and physically	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and promote social inclusion	overwhelmed by new development. The settlement gaps offer an extra layer of policy protection in areas with high development pressure. Positive impact.			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No impact unless the settlement gaps become part of the GI associated with the larger allocations.	?		
3	To provide good quality housing for all	No direct or indirect impact as there is enough land available to meet the housing requirement.	0		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The settlement gaps will protect the character and setting of individual settlements, thereby protecting the character of the area on which the tourism economy is based. Positive impact.	+		
5	To increase accessibility; reduce car usage and the need to travel	No direct impact as the policy will not influence travel patterns.	0		
6	To improve the health and well being of all	The provision of open space between settlements allows easy access into the countryside for leisure and recreation and	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		can relieve what for some is an oppressive urban environment. Development which physically or visually diminishes the space between settlements will not be allowed but they could be ideal locations for allotments.			
7	To protect, enhance and manage water resources in a sustainable way	Will only have an associated impact if parts of the gaps are used for sustainable purposes.	?		
8	To ensure sustainable waste management	No direct or indirect impact.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The settlement gaps can provide space for sustainable urban drainage and provide habitat corridors for species which migrate in response to climate change. Positive impact.	+		
10	To promote the sustainable design and construction of buildings and places	Will have no direct impact unless land is made available for sustainable urban drainage systems.	?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
11	To conserve and enhance biodiversity	The settlement gaps can provide habitat links/continuity and prevent habitat fragmentation which may otherwise be caused through development. Positive impact.	+	The district has significant numbers of SSSIs and SINCs; some of which coincide with the location of settlement gaps.	
12	To protect and enhance built and cultural Heritage	Settlement gaps serve the purposes of preventing coalescence and preserving the settings of historic settlements and buildings. Positive impact.	+		
13	To protect the character and quality of the landscape of Winchester District	Settlement gaps and GI can play an important part in integrating development into the landscape and helping to soften the countryside/urban interface. Positive impact.	+		
14	To secure high standards of design	See above.	+		
15	Minimise local and global pollution	Open spaces in close proximity to urban areas help reduce pollution created by fossil fuel use, either in vehicles or domestic or employment use by acting as a carbon sink. Positive impact.	+		
<b>Summary</b>  The policy will be an important tool for managing development in an area of high pressure. In addition to the direct impacts of preventing settlement coalescence and protecting the setting of historic settlements, the policy will also bring about indirect benefits for the landscape,					

SA Objective	Assessment of Effects		
	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	design through the better integration of new development, health and biodiversity. Hedge End and Fareham Strategic Gaps are assessed separately under Policies SH4 and SH5.		



### Policy CP 11 Ensuring high quality sustainable design

New development will be expected to meet the highest standards of sustainable design. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should be accompanied by a design statement which clearly sets out;

- a) How an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context.
- b) How the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character,
- c) How the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings.
- d) How the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity
- e) How measures to reduce carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy seeks safe, accessible and attractive design for the public realm associated with development. Provision of such places to sit, meet and play facilitates community inclusion. Positive impact.	+		
2	To provide for the timely delivery of infrastructure	No direct impact	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	suitable to meet community needs				
3	To provide good quality housing for all	No direct impact	0		
4	To maintain the buoyant economy and develop greater diversity the meets local needs	No direct impact	0		
5	To increase accessibility; reduce car usage and the need to travel	The policy seeks reduction in carbon emissions and it is assumed that the locational aspects of new development will be taken into account seeking reduction in vehicle related carbon emissions. Positive impact.	+		
6	To improve the health and well being of all	The policy emphasises the need for a safe public realm with natural surveillance. Perceptions of personal safety are important to health. Positive impact.	+		It could be clarified that the reference to the public realm extends to walking and cycling routes through the development to encourage their use.
7	To protect, enhance and manage water	No direct impact	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	resources in a sustainable way				
8	To ensure sustainable waste management	No direct impact	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy seeks reduction in carbon emissions to reduce impact on climate change. This will be mainly related to location as Policy CP13 better covers issue in relation to building design. Positive impact.	+		
10	To promote the sustainable design and construction of buildings and places	This is covered comprehensively by Policy CP13.	0		
11	To conserve and enhance biodiversity	As noted in the policy the choice of planting and hard landscaping incorporated in landscaping schemes can have significant benefits for biodiversity.	+		
12	To protect and enhance built and cultural Heritage	The policy requires that detailed design responds positively to its neighbours and local context. This should protect the character and setting of conservation	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		areas and listed buildings as required by other plan policies. However the policy also desires creation of an "individual place with a distinctive character" and there could be tension between this and designing within context. Minor positive impact.			
13	To protect the character and quality of the landscape of Winchester District	Landscape character is protected by other policies.	0		
14	To secure high standards of design	The policy will be instrumental in guiding design.	+		
15	Minimise local and global pollution	No direct effect.	0		
<b>Summary</b>  The appraisal shows that this policy address the core aims and objectives contained in the SA framework and no adverse effects are identified through the process. The policy provides good foundations for ensuring long term support for and improvements to sustainable design which will be instrumental in assisting in the creation of good quality development.					

### Policy CP12 Ensuring the effective use of land

The City Council will ensure that a site's development potential is maximised, and average densities of 30 dwellings per hectare will normally be expected as a minimum. Higher densities will be encouraged in urban areas, particularly on sites which have good access to public transport. The desire to ensure that scarce development land is used effectively will be balanced against the need to ensure high quality sustainable design. How well the design responds to the general character of the area will be the final determinant of the acceptability of the scheme.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	No direct impact on the provision of community facilities or social inclusion.	0		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct impact on the ability to deliver infrastructure.	0		
3	To provide good quality housing for all	Higher density development can help to provide affordable housing due to lower site costs reducing overall development costs. Sheltered housing and care homes for the elderly can also be built at higher	++	Winchester has a high level of elderly residents over 75.	

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		densities than family housing. Allowing higher densities therefore enables provision of a wider range of accommodation types. Positive impact.		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Provision of lower cost units may encourage the retention of young people who cannot afford current housing costs in the area. This will help retain a range of skills for the employment market.	+	
5	To increase accessibility; reduce car usage and the need to travel	The policy specifies that high density development should be located in areas with good public transport links thereby maximising potential to reduce car use. Positive impact.	+	
6	To improve the health and well being of all	As most of these sites will be in urban areas there should be good access to medical facilities and to the countryside given the rural nature of the District. Revised Policy CP1 includes a standard for the provision of allotments in new developments.	+	
7	To protect, enhance and manage water	No specific impact as all development can incorporate water demand management techniques.	0	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	resources in a sustainable way				
8	To ensure sustainable waste management	No direct impact	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	As noted under objective 5, the policy has significant potential to reduce car use. Positive impact.	+		
10	To promote the sustainable design and construction of buildings and places	No specific impact as all development can incorporate sustainable construction techniques.	0		
11	To conserve and enhance biodiversity	No direct impact	0		
12	To protect and enhance built	Many historic town and city centres are built at very high densities and further high	+		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and cultural Heritage	density development should be able to be accommodated by the existing built environment.			
13	To protect the character and quality of the landscape of Winchester District	As most of these sites will be within existing settlements there should be no adverse landscape impact. The policy will also reduce the need for greenfield site allocations. Positive impact.	+		
14	To secure high standards of design	Design will not be sacrificed to the need to maximise the use of land as is clearly stated in the policy. No adverse impact.	+		
15	Minimise local and global pollution	Air pollution should be reduced by maximising the amount of people living with good access to public transport.	++	Winchester already has one AQMA	
<b>Summary</b>  The policy performs well against the SA objectives and no adverse impacts are identified. The policy will assist in producing a wider range of accommodation, increase the potential for public transport use (through location and density) and therefore be positive for climate change and reduce the need for greenfield sites. Overall positive and long term cumulative benefits through implementation.					



### Policy CP13 Sustainable Low and Zero Carbon Built Development

The City Council will require development proposals to demonstrate how they will contribute to the reduction of carbon dioxide emissions and the generation of renewable energy in the District.

Specifically, the Council will require:

- New residential developments to achieve Level 3 of the Code for Sustainable Homes (CSH) from adoption of this Plan, except for the energy and water aspects of the Code, where Level 5 standards will be required. From 2016 onwards, all housing must meet all aspects of Level 6 of the CSH; and
- Non-residential development that requires an Energy Performance Certificate to meet 'BREEAM Excellent' standard from adoption of this Plan and 'BREEAM Outstanding' standards from 2012, or the equivalent standards from the 'Code for Sustainable Buildings' when it is launched.

In meeting these requirements developments will be expected to:

1. Be designed to maximise energy efficiency and design out the need for energy use by ensuring the building envelope meets the highest standards of energy performance.
2. Be designed to cope with expected changes in the local climate over the lifetime of the development
3. Reduce operational waste and enable segregation and recycling.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Sustainable buildings reduce living costs and generate a sense of cohesion and inclusion within communities and provides long term positive effects.	+	Academy of Sustainable Communities (2007)	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct impact	0		
3	To provide good quality housing for all	There are distinctly higher costs associated with achieving these levels of the CSH but theoretically these costs should be reflected in the land price rather than being passed on to the consumer. However there may be an interim period where this does not happen until specific levels of the code are mandatory on a national basis and reflected in the building regulations. Unknown impact until the policy is implemented.	?		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Costs related to running commercial premises will be reduced but there will be extra costs involved in meeting the BREEAM standards. There could be some short term adverse impact but there will be a long term positive impact.	+	?	
5	To increase accessibility; reduce car usage and the need to	Whilst location of development was included in the original EcoHomes standards they are no longer included in the CSH. No specific impact	0		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	travel			
6	To improve the health and well being of all	Production of energy efficient housing is particularly important for those on restricted incomes. The reduced heating costs enable people to stay warm and have more available income for food. Very positive health benefits.	++	
7	To protect, enhance and manage water resources in a sustainable way	The policy directly addresses the aims of this objective by requiring standards to level 5 of the CSH in relation to water demand and management.	++	
8	To ensure sustainable waste management	CSH requires internal and external domestic waste recycling facilities and kerb side collections. Contractors are required to produce waste management plans for the construction period. Positive impact.	++	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Construction materials have to be from sustainable sources and emissions managed. Use of energy from renewable sources is promoted.	++	
10	To promote the sustainable	The policy directly addresses this objective.	++	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	design and construction of buildings and places				
11	To conserve and enhance biodiversity	The CSH awards points for increasing biodiversity on development sites so there should be a positive impact.	+		
12	To protect and enhance built and cultural Heritage	No specific impact but see comments under design below.	?		
13	To protect the character and quality of the landscape of Winchester District	No direct impact	0		
14	To secure high standards of design	Design guides often require conformity with, and responsiveness to, local context and local distinctiveness in use of scale and local materials. The use of materials and orientation to achieve high standards under CSH may create tension between the two objectives. However there should be no deterioration in design quality but the need for such new buildings must be appreciated.	?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
15	Minimise local and global pollution	Use of energy from renewable sources should reduce the need for energy from sources such as coal power stations.	+		
<b>Summary</b>  The policy will be instrumental in meeting the Governments targets relating to climate change and the impact of new development. No adverse impacts are identified but the issue of the increased costs of these construction techniques is identified and noted in the appraisal. Some uncertainty regarding costs may influence the extent to which the policy is effectively implemented and the commensurate benefits realised. There may also be indirect benefits health and biodiversity which will accrue over time form more sustainable approach to build.					

### Policy CP14 Renewable and Decentralised Energy

In addition to the above, the following hierarchy will be applied to the use of renewable and decentralised energy systems (in order of preference). The highest level that is suitable and viable for the development (or an appropriate combination) should be implemented:

1. Connect to combined heat and power (CHP) and District Heating/Cooling networks, with larger schemes (1000 dwellings or more) designed to use District Heating / Cooling networks and provide/contribute to these networks where they do not yet exist.
2. Generate at least 20% of their anticipated energy demand on-site.
3. Use off-site generation to meet emissions reduction targets as long as the off-site generation is additional capacity.
4. If none of the above is possible, contribute to the District Carbon Reduction Fund.

The City Council is supportive of the generation of renewable and decentralised energy in the District. Specifically, it will:

Support the creation of CHP/district heating/cooling systems and require that the potential for these should be considered before microgeneration technologies.

**Require that larger-scale renewable energy developments provide a strong degree of community benefit and/or community ownership.**

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The final point of the policy requires community involvement in the provision of large scale energy development.	+		
2	To provide for the	Organisation of the energy supply is part	0		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	timely delivery of infrastructure suitable to meet community needs	of the provision of infrastructure. No specific impact.				
3	To provide good quality housing for all	The costs of implementing renewable energy schemes may reduce the overall provision of housing short term. But long term results should be beneficial in terms of energy costs for those on lower incomes.	+			
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Use of renewable energy may result in short term extra costs but should produce long term positive results for economic development. Such use will also assist in meet Winchesters goal of creating a green economy and may create new jobs in the renewable sector.	+			
5	To increase accessibility; reduce car usage and the need to travel	No direct impact.	0			
6	To improve the health and well being of all	Replacement of polluting sources of energy production will be beneficial for health. Local production of energy crops for such systems can lead to monoculture and loss of land for the local food crops.	+	-		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
7	To protect, enhance and manage water resources in a sustainable way	No direct impact.	0	
8	To ensure sustainable waste management	No direct impact.	0	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	The policy supports the aims of this objective through the requirement to use renewable energy or if not viable to contribute to the District Carbon Reduction Fund. Positive and cumulative impact.	++	
10	To promote the sustainable design and construction of buildings and places	Use of renewable energy is part of sustainable design and construction. Positive cumulative impact.	+	
11	To conserve and enhance biodiversity	Local production of energy crops for such systems can lead to monoculture which is bad for biodiversity.	-	



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
12	To protect and enhance built and cultural Heritage	No direct impact.	0		
13	To protect the character and quality of the landscape of Winchester District	There can be conflict between the desire to produce energy from local renewable sources by use of wind turbines and the need to protect the landscape. However other forms of renewable energy should have little impact.	+	-	
14	To secure high standards of design	No direct impact.	0		
15	Minimise local and global pollution	Replacement of polluting sources of energy production will be beneficial for this objective.	+		
<b>Summary</b>					
The SA has identified the potential for adverse impact, for example, in the use of monoculture to produce fuel crops which will reduce the amount of land available for food production and have adverse impacts on local biodiversity. However the clearly identified beneficial impacts for climate change, pollution and health, which are likely to be medium to long term must also be reflected. Studies to address the potential for renewable generation in the Winchester District and the most appropriate forms of energy have supported the development of this policy.					

### Policy CP15 Housing Provision

Provision will be made within the District for the development of at least 12,740 dwellings in the period 2006-2026, including:

- 6,740 dwellings within the South Hampshire (PUSH) area, including the strategic allocations at West of Waterlooville and North Whiteley;
- 6,000 dwellings within the rest of the District, including the strategic allocation at Barton Farm - Winchester.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	This policy sets out the overall requirement for the plan period in accordance with the South East Plan. Significant levels of infrastructure will be required to support this increase in population. Overall positive effects for community	+		Other policies in the plan indicate the infrastructure requirements that are required to meet community needs.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	As above	0		
3	To provide good quality housing for all	The policy sets out the housing numbers required to meet the requirements of the South East Plan and will ensure that adequate housing is provided in the District including the PUSH area.	++		This policy sets out the housing figures but the other content of the policy is covered by the strategic policies. Is this in fact a strategic policy rather than a core policy?
4	To maintain the	These issues have been covered in detail	0		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	buoyant economy and develop greater diversity that meets local needs	in the strategic and site allocation policies.			
5	To increase accessibility; reduce car usage and the need to travel	This level of development will inevitably have significant road traffic impacts but these are assessed in detail under the appropriate policies. However, there is potential for adverse impact.	-	Winchester District LDF Transport Assessment MVA Consultancy 2008	A move away from car dependency is required for the road network to accommodate this level of development. However all allocations require infrastructure and public transport improvements which are detailed in the policies.
6	To improve the health and well being of all	Health, education and formal and informal recreation facilities will be required to serve the increase in population. These are detailed under the appropriate policies.	0		
7	To protect, enhance and manage water resources in a sustainable way	This level of development will make heavy demands on the water environment in terms of abstraction and dealing with waste. These issues have been covered in detail in the strategic and site allocation policies. However, there must be potential for adverse impact.	-		A strong policy to protect the water environment and control water demand is incorporated in the plan.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
8	To ensure sustainable waste management	These issues have been covered in detail in the strategic and site allocation policies.	0	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	These issues have been covered in detail in the strategic and site allocation policies. However, there must be potential for adverse impact.	-	
10	To promote the sustainable design and construction of buildings and places	All development can be of sustainable design and construction.	0	
11	To conserve and enhance biodiversity	Extensive use of greenfield sites will inevitably have an impact on habitats and biodiversity. These issues have been covered in detail in the strategic and site allocation policies. However, there must be potential for adverse impact.	-	HRA
12	To protect and enhance built	These issues have been covered in detail in the strategic and site allocation policies.	0	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	and cultural Heritage				
13	To protect the character and quality of the landscape of Winchester District	Again, extensive use of greenfield sites must have an impact on the landscape. This issue is site specific and has been covered in detail in the strategic and site allocation policies. However, there must be potential for adverse impact.	-		
14	To secure high standards of design	These issues have been covered in detail in the strategic and site allocation policies.	0		
15	Minimise local and global pollution	These issues have been covered in detail in the strategic and site allocation policies. However, there must be potential for adverse impact.	0		
<b>Summary</b>  Effectively this policy only adds the overall dwelling requirement for the plan period to the Core Strategy. Appraisal of the apportionment and expected level of development has been appraised earlier in this document when considering the strategy and the site allocations. Inevitably this development must have some adverse impact and it is the detail of other policies and the location and detail of strategic allocations which will mitigate against the potential impact.					

### Policy CP16 Housing Priorities

The City Council will address the housing needs of the District by:

- a. giving priority to affordable housing within the overall provision of new housing, and;
- b. ensuring all new dwellings meet a wide range of community requirements, including building to Lifetime Homes standards.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Provision of affordable housing in communities maintains community cohesion and vitality by enabling young people to live in areas where prices are out of reach for those on average incomes. The policy also encourages shared equity housing to enable young people to enter the housing market. Furthermore the provision of dwellings to Lifetime Homes standards enables older people or those with mobility difficulties to stay in their communities.	++		The wording lacks clarity – does it mean that a wide range of community requirements such as sheltered housing, special needs housing, residential accommodation for the elderly and nursing homes, should be provided? If so this need cannot be met by <b>all new dwellings</b> but by some of them.
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No specific impact – the affordable housing will be principally delivered on the larger strategic allocations and windfall sites.	0		
3	To provide good quality housing for all	The policy directly addresses the aims of this objective. Positive long term and cumulative impact.	++		It is unclear how affordable housing will be prioritised. Provision will largely come through quota sites and rural

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
					housing is subject to exception polices (PPS 3 and 7). Does this mean that affordable housing will be given priority when site viability issues arise? The policy requires clarity of intention.
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Potential minor positive impact through the provision of appropriate accommodation for those already resident and working in the District.	+		
5	To increase accessibility; reduce car usage and the need to travel	No direct impact on this objective.	0		
6	To improve the health and well being of all	Provision of affordable housing is an important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing.	+		
7	To protect, enhance and manage water	No direct impact on this objective.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	resources in a sustainable way				
8	To ensure sustainable waste management	No direct impact on this objective.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No direct impact on this objective.	0		
10	To promote the sustainable design and construction of buildings and places	No direct impact on this objective.	0		
11	To conserve and enhance biodiversity	No direct impact on this objective.	0		
12	To protect and enhance built and cultural	No direct impact on this objective.	0		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Heritage				
13	To protect the character and quality of the landscape of Winchester District	No direct impact on this objective.	0		
14	To secure high standards of design	No direct impact on this objective.	0		
15	Minimise local and global pollution	No direct impact on this objective.	0		
<b>Summary</b>  Policies CP 18, 19 and 20 all deal with the provision of both urban and rural affordable housing and this policy adds that priority will be given to that provision but does not explain how.  The second part of the policy requires that all dwellings meet a wide range of community requirements, however the intent of the policy is not entirely clear. It appears to refer to the need that a wide range of community requirements such as sheltered housing, special needs housing, residential accommodation for the elderly and nursing homes, should be provided. If this is the case, then this need cannot be met by all new dwellings but, it can be met by some of them, thereby progressing sustainability objectives for housing, community and health. To contribute more effectively to the sustainability of the plan this policy should be given careful consideration and clarified.					

### Policy CP17 Housing Mix

Residential development should provide a range of dwelling types and sizes, particularly on larger sites. A significant proportion of homes should be in the form of 2 and 3 bed family houses (Table 5 indicates currently forecast requirements), unless local circumstances indicate an alternative approach should be taken, including where there is an imbalance of housing types and sizes in particular parts of the District.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy will be instrumental in creating balanced communities and providing for the needs of the aging population. Positive impact.	+		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct impact.	0		
3	To provide good quality housing for all	The policy will ensure that the housing needs of the district are met both through the private market and Registered Social Landlords (RSL). The policy is flexible and will adapt to changing patterns in the District's demographic profile. Positive and long term impact which will also assist	++		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		in filling any existing gaps in housing provision.		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Potential minor positive impact through the provision of appropriate accommodation for those already resident and those wishing to move to the District for employment.	+	
5	To increase accessibility; reduce car usage and the need to travel	No direct impact.	0	
6	To improve the health and well being of all	Provision of appropriate housing is an important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing.	+	
7	To protect, enhance and manage water resources in a sustainable way	No direct impact.	0	
8	To ensure sustainable waste	No direct impact.	0	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	management				
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No direct impact.	0		
10	To promote the sustainable design and construction of buildings and places	No direct impact.	0		
11	To conserve and enhance biodiversity	No direct impact.	0		
12	To protect and enhance built and cultural Heritage	No direct impact.	0		
13	To protect the character and quality of the landscape of Winchester District	No direct impact.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
14	To secure high standards of design	No direct impact.	0		
15	Minimise local and global pollution	No direct impact.	0		
<b>Summary</b>  This is very specific policy which is intended to avoid the saturation of the market with standard units. The appraisal indicates that the policy will bring about indirect benefits for communities and general health. No adverse impacts identified that require mitigation were identified by the SA.					

### Policy CP18 Affordable Housing

The City Council will address affordable housing needs by:

- a. ensuring that at least 35% of all housing developed over the Plan period in the District is affordable;
- b. prioritising the provision of affordable homes for social rent;
- c. providing a range of affordable dwelling types and sizes whilst prioritising the provision of affordable family houses;
- d. ensuring that affordable dwellings meet a wide range of community requirements, including building homes to Lifetime Home Standards, and;
- e. setting a target of 600 'Local Connection Homes' to meet specific identified local needs;
- f. having regard to housing needs and the economics of provision.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Provision of affordable housing in communities across the District as a whole maintains community cohesion and vitality by enabling young people to live in areas where prices are out of reach for those on average incomes. The priority of providing family housing across the District will have a long term beneficial impact.	++		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No specific impact – the affordable housing will be principally located on the large allocated sites.	0		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
3	To provide good quality housing for all	The policy directly addresses the aims of this objective. Positive long term and cumulative impact.	++	
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Potential minor positive impact through the provision of appropriate accommodation for those already resident and working in the District.	+	
5	To increase accessibility; reduce car usage and the need to travel	The "local connections" housing will be provided in settlements with a set of basic facilities and will not be entirely car dependant.	+	
6	To improve the health and well being of all	Provision of affordable housing is an important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing.	+	
7	To protect, enhance and manage water resources in a sustainable way	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement. Most housing association development meets CSH level 3 standards which	0	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		include water demand measures.			
8	To ensure sustainable waste management	No specific impact – the affordable housing will be principally located on the large allocated sites. Most housing association development meets CSH level 3 standards which include recycling and construction waste management.	0		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	0		
10	To promote the sustainable design and construction of buildings and places	All dwellings can be of sustainable design and construction.	0		
11	To conserve and enhance biodiversity	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	0		
12	To protect and enhance built and cultural	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the	0		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Heritage	District's overall housing requirement.			
13	To protect the character and quality of the landscape of Winchester District	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	0		
14	To secure high standards of design	All dwellings can be of good design.	0		
15	Minimise local and global pollution	No specific impact – the affordable housing will be principally located on the large allocated sites.	0		
<b>Summary</b>  The policy sets out the requirements for affordable housing and will generally have no specific impacts on the majority of objectives because the housing is "affordable" i.e. for social rent or shared equity, and will mainly be a component of the large allocated sites. Therefore the impact of the affordable housing is encompassed in that related to the overall housing requirement. The exception to this will be the smaller sites built on infill plots and on publicly owned land and the "local connections" housing. The different types of provision are fully assessed under Policies CP19 and 20 below. The policy will progress sustainability objectives in relation to communities, housing provision and health.					

### Policy CP19 Affordable Housing – Quota Sites

In order to help meet affordable housing needs, all housing development which increases the supply of housing will be expected to provide 40% of dwellings as affordable housing. Normally, 70% of the affordable homes should be for social rent.

Affordable housing should be provided on-site, unless off site provision of dwellings locally would better meet priority housing needs and support the creation of mixed and balanced communities. A financial contribution in lieu of provision may be accepted where physical provision is not possible, such as on small sites.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Provision of affordable housing in communities maintains community cohesion and vitality by enabling young people to live in areas where prices are out of reach for those on average incomes. The policy also encourages shared equity housing to enable young people to enter the housing market.	++		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No specific impact – the affordable housing will be principally located on the large allocated sites.	0		
3	To provide good quality housing for all	The policy directly addresses the aims of this objective. Positive long term and cumulative impact.	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Potential minor positive impact through the provision of appropriate accommodation for those already resident and working in the District.	+		
5	To increase accessibility; reduce car usage and the need to travel	The major sites are all in locations with good access to facilities by walking, cycling or public transport.	+		
6	To improve the health and well being of all	Provision of affordable housing is an important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing.	+		
7	To protect, enhance and manage water resources in a sustainable way	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	+		
8	To ensure sustainable waste management	No specific impact – the affordable housing will be principally located on the large allocated sites. Most housing association development meets CSH level	+		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		3 standards which include recycling and construction waste management.			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	0		
10	To promote the sustainable design and construction of buildings and places	All dwellings can be of sustainable design and construction.	0		
11	To conserve and enhance biodiversity	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	0		
12	To protect and enhance built and cultural Heritage	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	0		
13	To protect the character and quality of the landscape of	No specific impact – the affordable housing will be principally located on the large allocated sites and form part of the District's overall housing requirement.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	Winchester District				
14	To secure high standards of design	All dwellings can be of good design.	0		
15	Minimise local and global pollution	No specific impact – the affordable housing will be principally located on the large allocated sites which should have good public transport connections. However all new development increases car related pollution.	0		
<b>Summary</b>  The quota housing will be part of the housing requirement met on the allocated sites and as such which will have no extra impact over and above that already assessed for previous policies. In addition, all other housing developments, of which the affordable housing will be a component, will have undergone rigorous assessment of impact on historic built environment, landscape and biodiversity issues. There will be a long term and cumulative impact on one of the District's main objectives and identified sustainability issue of providing good quality housing for all. As noted under Policy CP18, most housing association development is already subject to meeting level 3 of the CSH which includes water and energy demand techniques.					

### Policy CP20 Affordable Housing – Local Connection Homes

On land that would not normally be suitable for housing development in accordance with Policy MTRA2, new residential development for 'Local Connections Homes' may be permitted where:

- the proposals meet an identified local affordable housing need that cannot be met within the settlement to which that need relates;
- the site is well related to the existing settlement and appropriate in scale in relation to the size of that settlement;
- the affordable housing is secured to meet long term affordable housing needs;
- all housing provided is affordable and meets local needs, except in Level 4 Settlements where development may incorporate a limited element of 'enabling' market housing (no more than 20%)

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	Provision of affordable housing in communities, both rural and urban, maintains community cohesion and vitality by enabling young people to live in areas where prices are out of reach for those on average incomes.	++		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	No direct impact	0		
3	To provide good quality housing for	The policy directly addresses the aims of this objective. Positive long term and	++		

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	all	cumulative impact.		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	Potential minor positive impact through the provision of appropriate accommodation for those already resident and working in the District.	+	
5	To increase accessibility; reduce car usage and the need to travel	The "local connections" housing will be provided in settlements with a set of basic facilities and will not be entirely car dependant.	+	
6	To improve the health and well being of all	Provision of affordable housing is an important factor in maintaining health and well being, particularly for those on lower incomes or with particular needs such as sheltered or special needs housing.	+	
7	To protect, enhance and manage water resources in a sustainable way	Most housing association development meets CSH level 3 standards which include water management.	+	
8	To ensure sustainable waste management	Most housing association development meets CSH level 3 standards which include recycling and construction waste	+	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		management.			
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	As noted above the developments should not be in car reliant locations and will be subject to water and energy demand restrictions.	+		
10	To promote the sustainable design and construction of buildings and places	All development can be of sustainable design and construction.	+		
11	To conserve and enhance biodiversity	These sites will be outside settlement boundaries but the impact on biodiversity/nature designations should be covered by other plan policies.	0		
12	To protect and enhance built and cultural Heritage	These sites will be outside settlement boundaries but the impact on existing historic character and settings should be covered by other plan policies.	0		
13	To protect the character and quality of the landscape of Winchester District	These the sites will be outside settlement boundaries but landscape impact should be covered by other plan policies. Also the text does recognise the sensitivity of the newly designated South Downs	+		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		National Park.			
14	To secure high standards of design	All development can be of good design.	0		
15	Minimise local and global pollution	No specific effects apart from location of development but all new development increases car related pollution.	-		
<b>Summary</b>  The policy appears to extend the concept of rural exception sites and has been appraised from this perspective. Overall the policy is generally positive for SA framework objectives and no significant adverse effects were identified. The Government's recent response to the Taylor Report which considers 'enabling development' should be noted in relation to this policy. 'It is important to clarify that the Government has no intention of allowing market housing to be built on rural exception sites as this would undermine their very purpose.' [The Government Response to the Taylor Review of Rural Economy and Affordable Housing (Department for Communities and Local Government, March 2009)].					

### Policy CP21 Sites for Gypsies, Travellers and Travelling Showpeople

The City Council will provide for the level of pitches for gypsies, travellers and travelling showpeople to be agreed through the Partial Review of the South East Plan. The location of sites, and individual planning applications, will be determined having regard to the following principles:

- The site should be well related to existing communities and have good access to services and amenities such as schools, shops and medical facilities, to encourage social inclusion and sustainable patterns of living;
- The site should be located and designed to minimise impact on the environment, the highways network and neighbouring uses;
- The site should have safe vehicular access from the public highway and be of sufficient size to provide for the parking, turning and servicing of vehicles.

Existing permitted gypsy, traveller and travelling showpeople sites within the District will be protected from alternative forms of development which would result in a net loss of land or accommodation, unless it has been established that they are no longer needed to meet identified needs.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy includes the concept of social inclusion which is important for all members of society.	+		The policy could be improved by adding reference to the scale of sites to be allowed as large sites can overwhelm small communities. It is not suggested that actual site sizes are incorporated e.g. 10 pitches, but that wording such as "sites shall be of a scale commensurate with the size of the nearest settlement" be added.
2	To provide for the	The policy does not mention provision of	+		Provision of services do not need to

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	timely delivery of infrastructure suitable to meet community needs	services such as water, sewerage and energy which would be expected to be agreed on all housing sites. Potential for some adverse impact.			be from conventional sources but can be from any source e.g. reed beds, renewable energy, boreholes but proposals should illustrate that essential infrastructure as well as means of access will be provided.
3	To provide good quality housing for all	The policy is an important part of meeting the objective of meeting the accommodation needs of all members of society. Positive impact.	++		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	No direct or significant impact.	+		
5	To increase accessibility; reduce car usage and the need to travel	The policy recognises that sites need good access to services and facilities which should reduce reliance on the private vehicle. Provision of permanent sites will reduce the amount of traveling undertaken.	+		
6	To improve the health and well being of all	Provision of permanent sites is important as they allow consistent access to health and education services. This is particularly important as there are significant health	++		The policy should also encourage the provision of play space for younger children.

SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		issues amongst this sector of society.		
7	To protect, enhance and manage water resources in a sustainable way	Water demand and management techniques can be incorporated on these sites.	+	
8	To ensure sustainable waste management	Some gypsy people trade in second hand goods and scrap which can be seen as a minor part of waste management. Sites can be provided with recycling facilities if they are not served by kerbside services or near other communal recycling points.	+	
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	There will be no major impact but provision of permanent sites will reduce the amount of traveling undertaken. This lifestyle is also relatively light on resources compared to house dwellers.	+	
10	To promote the sustainable design and construction of buildings and places	The ancillary buildings such as wash blocks can be of sustainable construction.	+	
11	To conserve and enhance	Sites will mostly be greenfield but proposals will be subject to plan policies	+	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	biodiversity	protecting biodiversity and the policy specifically refers to impact on the environment which encompasses both the natural and built environment.			
12	To protect and enhance built and cultural Heritage	Sites will mostly be greenfield but proposals will be subject to plan policies protecting cultural heritage and the policy specifically refers to impact on the environment which encompasses both the natural and built environment. The policy also helps to maintain a lifestyle which is part of our cultural heritage.	++		
13	To protect the character and quality of the landscape of Winchester District	Sites will mostly be greenfield but proposals will be subject to plan policies protecting landscape and the policy specifically refers to impact on the environment which encompasses both the natural and built environment.	+		
14	To secure high standards of design	Sites can be well laid out and associated buildings well designed.	+		
15	Minimise local and global pollution	No specific impact although provision of permanent sites may reduce travelling related emissions. Due to a relatively open lifestyle minor issues could arise from noise and light pollution but the policy does refer to impact on neighbouring	?		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		uses.			
<b>Summary</b>  The SA has identified no adverse impacts and the policy supports a cultural tradition and ensures that all members of society have the opportunity to have appropriate accommodation. There is clear progression of relevant social objectives, whilst key District assets, e.g. cultural and landscape are protected. Reference to relative scale of sites, provision of services and the provision of play space for younger children would improve the policy still further.					

### Policy CP22 retention of local services and facilities

The City Council wishes to retain and improve the facilities and services available across the District. Development proposals should not result in harm to, or loss of, services and facilities unless it can be demonstrated that:

- there is no reasonable prospect of that service or facility being retained or resurrected; and
- the site or building is unsuitable for an alternative service or facility which would benefit the local community.

When considering proposals, account will be taken of:

- whether the service or facility is the last of its type within the neighbourhood, settlement, or rural catchment;
- whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement.

SA Objective		Assessment of Effects  Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The supporting text to the policy clearly sets out the facilities to which the policy applies. The policy will be important in meeting the aims of this objective and will have significant effect for those who do have access to transport or have mobility problems and are dependant on local facilities. Positive impact.	++	
2	To provide for the timely delivery of infrastructure suitable to meet community needs	This policy is about the retention of existing infrastructure and therefore meets the aims of this objective.	+	
3	To provide good quality housing for	No direct impact.	0	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	all				
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The loss of facilities can have a cumulative impact on the economic vitality and viability of services in settlements. The policy should have a small scale, but positive impact.	+		
5	To increase accessibility; reduce car usage and the need to travel	Maintenance of facilities in neighbourhoods, settlements of rural areas will reduce reliance on the private vehicle to access day to day goods and services. A positive policy.	+		
6	To improve the health and well being of all	The list in the supporting text includes premises for emergency services which are vital for human health. Positive impact.	+		
7	To protect, enhance and manage water resources in a sustainable way	No specific impact	0		
8	To ensure sustainable waste management	No specific impact	0		
9	To address the	Positive impact through trying to avoid	+		



SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	causes of climate change and to adapt in line with Winchester's Climate Change Strategy	increase in car related emissions.			
10	To promote the sustainable design and construction of buildings and places	No specific impact	0		
11	To conserve and enhance biodiversity	No specific impact	0		
12	To protect and enhance built and cultural Heritage	No specific impact	0		
13	To protect the character and quality of the landscape of Winchester District	No specific impact	0		
14	To secure high standards of design	No specific impact	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
15	Minimise local and global pollution	Positive impact through trying to avoid increase in car related emissions.	+		
<b>Summary</b>  The SA demonstrates that this is an effective policy which has benefits for community and social inclusion. There are associated benefits for transport, climate change and pollution id communities are supported through the provision of local facilities and therefore need to travel less distance for essential goods and services. The benefits are likely to be medium to long term and synergistic where support for local facilities provides economic viability for wider goods and service businesses.					

### Policy CP23 Infrastructure and Community Benefit

Development proposals in the District will be required to provide or contribute towards the infrastructure and services needed to support them. Where appropriate, improvements should be provided on-site as an integral part of a proposal but, where off-site provision is required, it should be provided through developer contributions, to meet the reasonable costs of provision to support that development.

With regard to the strategic development allocations set out under policies WT2, WT3, SH2 and SH3 of this Plan, the infrastructure requirements, delivery and funding are set out in the Core Strategy Delivery Plan.

Contributions will be related to the size and type of each development and the nature of the improvements required. Account will be taken of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits.

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	To create and sustain communities that meet the needs of the population and promote social inclusion	The policy will ensure that inclusive communities are created which encourage social interaction through provision of community facilities and good access to services and facilities for all.	++		
2	To provide for the timely delivery of infrastructure suitable to meet community needs	The policy directly addresses the aims of the objective and will avoid adverse impacts which can be incurred through development without the appropriate and necessary infrastructure.	++		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
3	To provide good quality housing for all	The policy is about the facilities and infrastructure needs created by new residential development so will have no impact on the provision of housing particularly as the policy recognises that the associated costs can make sites unviable.	0		
4	To maintain the buoyant economy and develop greater diversity that meets local needs	The policy applies to commercial as well as residential development. As with all development, infrastructure costs are expected and there should be no adverse impact on employment development.	0		
5	To increase accessibility; reduce car usage and the need to travel	Where possible new development will be required to support improved public transport links and provide walking and cycling routes. Positive impact.	+		
6	To improve the health and well being of all	Health and education facilities or contributions will be sought, as will open space, play and sports space. This will progress this objective.	+		
7	To protect, enhance and manage water resources in a	Adequate surface, waste and foul drainage will be part of the required infrastructure which should ensure that new development does not bring about	+	See HRA	

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	sustainable way	deterioration in water quality,			
8	To ensure sustainable waste management	Adequate recycling facilities will be incorporated either internally or externally.	+		
9	To address the causes of climate change and to adapt in line with Winchester's Climate Change Strategy	Infrastructure sought by this policy will cope with climate change through protection of the water environment and provision of green infrastructure.	+		
10	To promote the sustainable design and construction of buildings and places	No direct impact.	0		
11	To conserve and enhance biodiversity	GI sought through this policy will be beneficial for biodiversity.	+	See HRA	
12	To protect and enhance built and cultural Heritage	No direct impact.	0		
13	To protect the character and quality of the	No direct impact.	0		

SA Objective		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	landscape of Winchester District				
14	To secure high standards of design	No direct impact.	0		
15	Minimise local and global pollution	No direct impact.	0		
<b>Summary</b>  A clear and direct policy which requires appropriate and necessary infrastructure to support development proposals. The policy ensures that development will not be deterred through demands for infrastructure and contributions by recognising that the cumulative effect of such requirements can make sites unviable. Therefore, the level of commercial and residential development required through the RSS will have a positive chance of being delivered. This policy also recognises that there is key role in promoting GI and its wider benefits as part of a mitigation package for the biodiversity interest in sensitive development areas. The HRA report accompanying the POs document considers this issue in more detail.					