



# **Winchester District Development Framework**



## **Sustainability Appraisal/ Strategic Environmental Assessment**



of the



## **Draft Winchester District Local Plan Part 2– Development Management and Allocations**



**September 2014**



# **SUSTAINABILITY APPRAISAL incorporating STRATEGIC ENVIRONMENTAL ASSESSMENT of WINCHESTER DISTRICT COUNCIL'S DEVELOPMENT FRAMEWORK:**

## **Winchester District Draft Local Plan Part 2 – Development Management and Allocations**

### **SUSTAINABILITY APPRAISAL REPORT**

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## Winchester's Local Plan Part 2 – Development Management and Allocations: Sustainability Appraisal (SA)

### CONTENTS

	<b>NON-TECHNICAL SUMMARY</b>	<b>i</b>
<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
	Purpose of the SA and the SA Report	1
	Background to the Draft Local Plan Part 2 – Development Management and Allocations	2
	Summary of Compliance with the SEA Directive/Regulations	6
	Structure of the SA Report	6
<b>2.0</b>	<b>APPRAISAL METHODS</b>	<b>8</b>
	Introduction	8
	Scoping the Key Sustainability Issues and the SA Framework	9
	Appraising the Draft Local Plan Part 2 - Development Management and Allocations	22
	Consultation on the SA	24
	Habitats Regulations Assessment	25
<b>3.0</b>	<b>SUSTAINABILITY CONTEXT AND OBJECTIVES</b>	<b>26</b>
	Introduction	26
	Review of Relevant Plans and Programmes	26
	Description of the Character and Baseline Conditions of Winchester and Likely Evolution without the Draft Local Plan Part 2	27
	The Character and Summary of Current Baseline of Winchester	28
	Sustainability Objectives – Key Problems and Opportunities	36
<b>4.0</b>	<b>SA OF POTENTIAL SITE ALLOCATIONS</b>	<b>38</b>
	Identifying Potential Allocations to be Subject to SA	38
	Summary of the SA for Allocations	39
	Mitigation, Recommendations and Residual Effects for All Potential Allocations for Plan-Making	40
	Summary of SA Findings for the Settlements	40
	Summary of the SA for Winchester Town	54
	Reasons for Selecting or Rejecting Alternatives Considered	67
<b>5.0</b>	<b>SA OF DRAFT LOCAL PLAN PART 2</b>	<b>70</b>
	Introduction	70
	SA of the Submission Draft Local Plan	70
<b>6.0</b>	<b>IMPLEMENTATION AND MONITORING</b>	<b>94</b>
	Introduction	94
	SA Monitoring Proposals for Local Plan Part 2	94
<b>7.0</b>	<b>CONCLUSIONS AND NEXT STEPS</b>	<b>98</b>
	<b>GLOSSARY</b>	<b>100</b>
	<b>LIST OF TABLES</b>	

0.1	Key sustainability issues/ opportunities identified for Winchester City Council	
1.1	Outline of the Plan and its Main Objectives	
2.1	Categories of Significance	
3.1	Key sustainability issues/ opportunities identified for the Winchester District area	
4.1	Key Negative and Positive Effects identified for the potential allocations in Bishops Waltham	
4.2	Key Negative and Positive Effects identified for the potential allocations in Colden Common	
4.3	Key Negative and Positive Effects identified for the potential allocations in Denmead	
4.4	Key Negative and Positive Effects identified for the potential allocations in Kings Worthy	
4.5	Key Negative and Positive Effects identified for the potential allocations in New Alresford	
4.6	Key Negative and Positive Effects identified for the potential allocations in Swanmore	
4.7	Key Negative and Positive Effects identified for the potential allocations in Waltham Chase	
4.8	Key Negative and Positive Effects identified for the potential allocations in Wickham	
4.9	Key Negative and Positive Effects identified for the potential allocations in North Winchester Town	
4.10	Key Negative and Positive Effects identified for the potential allocations in North East Winchester Town	
4.11	Key Negative and Positive Effects identified for the potential allocations in South East Winchester Town	
4.12	Key Negative and Positive Effects identified for the potential allocations in South West Winchester Town	
4.13	Key Negative and Positive Effects identified for the potential allocations in North West Winchester Town	
4.14	Reasons for Selecting or Rejecting Sites in Plan Making	
6.1	Potential Indicators	
7.1	Significant Positive Effects of the Local Plan Part 2	
7.2	Significant negative effects of the Local Plan	
	<b>LIST OF FIGURES</b>	
1.1	Winchester District Development Framework	
2.1	Hierarchy of Alternatives in SA/SEA and Options in Plan-Making	
	<b>APPENDICES (Available separately)</b>	
I	Compliance with the SEA Directive and Regulations	
II	Summary of Responses to SA scoping	
III	Thresholds for Transport and Landscape	
IV	Review of Relevant Plans and Programmes (updated 2013/14)	
V	Baseline Information (updated 2013/14)	
VI	SA of Potential Site Allocations	

## **SA OF WINCHESTER'S DRAFT LOCAL PLAN PART 2- DEVELOPMENT MANAGEMENT AND SITE ALLOCATIONS SUSTAINABILITY APPRAISAL**

### **NON-TECHNICAL SUMMARY**

#### **INTRODUCTION**

- 0.1 This is the summary of the Sustainability Appraisal Report for Winchester City Council's Winchester District Development Framework (WDDF) Draft Local Plan Part 2– Development Management and Site Allocations (LPP2). It describes how the Sustainability Appraisal (SA) process was used to assist in planning for the development and the use of land, as required by planning legislation and National Planning Guidance. The SA assists sustainable development through providing the opportunity to consider reasonable alternatives in which the plan can contribute to improving environmental, social and economic conditions as well as identifying likely effects and suggesting possibilities for mitigating any potential adverse effects that the plan might otherwise have had.

#### **WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK AND THE DRAFT LOCAL PLAN PART 2: DEVELOPMENT MANAGEMENT AND ALLOCATIONS**

- 0.2 The WDDF comprises a number of Local Development Documents (LDDs) which taken as a whole, set out Winchester City Council's policies relating to the development and use of land in its area. The LDDs include: the Local Plan Part 1; Joint Core Strategy; the Local Plan Part 2: Development Management and Site Allocations Development Plan Document (DPD); the Statement of Community Involvement; and an Annual Monitoring Report. The Joint Core Strategy sets the WDDF's long-term Vision and Strategic Objectives for development planning and it considers the options available through the planning system to the Council and communities in the Winchester area.
- 0.3 In addition to the Joint Core Strategy Winchester City Council are in the process of preparing a further planning policy document. This is the Draft Local Plan Part 2 - Development Management and Site Allocations LDD and it aims to refine the development needs for the District's larger settlements (excluding the South Downs National Park) as set out in the adopted Core Strategy. The main contents of the Draft LPP2 include an introduction that sets out the planning context, evidence base, cooperative working, and community engagement. The development needs of the District are explained with reference to the spatial strategies adopted in LPP1. The methods for site assessment, selection and community engagement are reported. The vision and planning strategy for Winchester Town are set out along with policies aimed at implementing these and allocating key development sites within the town. The locations, characteristics and setting,

development needs, policies and proposals are set out for each of the market towns and larger villages. The Denmead Neighbourhood Plan is considered, and the allocations in the South Hampshire Urban Area (West of Waterloo and North Whiteley). The final sections 6 and 7 of LPP2 contain the development management policies and monitoring of implementation. The overall objectives of LPP2 are to assess and deliver the most appropriate available sites for development whilst at the same time protecting and enhancing the existing townscape, landscape and assets of value.

## **SUSTAINABILITY APPRAISAL & STRATEGIC ENVIRONMENTAL ASSESSMENT**

- 0.4 Planning legislation requires that a Local Plan is subject to a SA, a systematic process that is designed to evaluate the predicted social, economic and environmental effects of the Plan. European and UK legislation require that the Local Plan is also subject to a Strategic Environmental Assessment (SEA), a process that considers the likely significant effects of the Plan on the environment. Government Policy and Guidance advises that these two processes should be carried out together and outlines a number of stages of SA work that need to be carried out as the Local Plan is being prepared:
- Stage A: Setting Context and Objectives, establishing the Baseline and Deciding the Scope
  - Stage B: Developing and Refining Alternatives and Assessing Effects
  - Stage C: Preparing the SA Report
  - Stage D: Publish and Consult on the SA Report and the Local Plan
  - Stage E: Post Adoption Report and Monitoring
- 0.5 The SA of the Winchester City Council's Draft Local Plan Part 2 - Development Management and Allocations has been prepared in accordance with the requirements for both SA and SEA.

## **THE CHARACTER AND CURRENT ENVIRONMENT OF WINCHESTER DISTRICT**

- 0.6 Winchester District is situated in the South of England and comprises 66,107 hectares with over 50 rural settlements and the major settlement of Winchester Town. The landscape character of the District is one of rolling downland, typical of the Hampshire area. Approximately 40% of the District lies within the South Downs National Park. As over 40% of the District by area (and 16.6% by population) is within the South Downs National Park the Council has been working in close partnership with the South Downs National Park Authority. However LPP2, unlike the LPP1, will not cover the area of the District within the National Park as the National Park Authority is producing its own Local Plan.
- 0.7 The form and quality of the natural and built environment of the District is a fundamental feature and highly valued with special heritage characteristics. The natural environment is also valued with a range of local, national and European designations. The tidal area of the River

Hamble/Solent within the District is both a Special Area of Conservation and a Special Protection Area, and the Itchen Valley, which covers a large part of the District, is also a Special Area of Conservation. At a more local level there are over 600 sites of importance for nature conservation and 17 Sites of Special Scientific Interest.

- 0.8 The majority of the district lies within the River Test and Itchen Catchment Area but most of this is located in Flood Zone 1 with low probability of flooding. There are key areas of flood risk along the three main river courses of the Itchen, Hamble and the Meon, and much of the historical flooding events in the District have been caused from rising groundwater. The northern half of the district lies on a number of major aquifers which are considered to be of high vulnerability.
- 0.9 The 2011 Census recorded the District as having a population of 116,595. It is expected that the population between 2011 and 2031 is to grow by a further 14%<sup>1</sup>.
- 0.10 Winchester is a generally prosperous area and key employment sectors include public administration and health; banking and finance; hotels, distribution and the leisure sector. A strong, knowledge based economy is driven by over 30% of the working population holding professional skilled roles. Winchester's relative prosperity is reflected in reasonably low deprivation, excellent health conditions among the District's population (although some pockets of poorer health in the more urban areas are evident), and low crime rates.
- 0.11 Winchester is well connected to London and the South East through a number of major road links including the M3/M27 and A31. This relative ease of access supports a high level of commuting activity.
- 0.12 Air quality and traffic congestion, particularly in the main town, are key problems and this is acknowledged by a designated Air Quality Management Area (AQMA) in Winchester Town. CO<sub>2</sub> emissions per capita are particularly high in the District. Car ownership is high with the number of households with two or more cars approximately 50% higher than the national average. In addition, recycling rates across the District have decreased in the last five years<sup>2</sup>.
- 0.13 Winchester Town itself is a hub as a main employment, retail and leisure centre for both its residents and those in nearby villages. Urban areas on the southern fringes of the District have a strong functional relationship with the Southampton/Portsmouth conurbation, rather than Winchester. The remainder of the District has dispersed villages

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<sup>1</sup> Hampshire County Council forecasts for Winchester District, contained in Winchester's Housing Technical Paper, June 2011.

<sup>2</sup> Winchester City Council (2014) Household waste recycled [online] <http://www.winchester.gov.uk/data/performance-measures/environment/percentage-household-waste-recycled/> [Accessed August 2014]



and market towns which vary in their size, character and functional relationships with each other.

- 0.14 All of the eight small towns/larger villages act as a focal point for their own communities and also to a certain extent the smaller villages surrounding them. All these local communities wish to maintain and improve local facilities, including public transport. They acknowledge the importance of providing for local housing needs, especially for affordable housing and older persons' housing, with some limited growth for economic purposes.
- 0.15 They all recognise that they have a strong community identity and are concerned about threats to this identity through inappropriate development. Housing demand is focused in Winchester Town and in eight larger settlements: Bishops Waltham; Denmead; Colden Common; Kings Worthy; New Alresford; Swanmore; Waltham Chase; and Wickham. There is an identified need for affordable housing which is currently not being met. Areas for development are limited by physical constraints, including areas at risk of flooding, areas protected for their landscape value, areas protected for their historic value, and areas protected for their ecological value.

#### **Likely Evolution of Current Environment without the Plan**

- 0.16 Without the Local Plan it is considered that there would be a lack of coordination between where development occurs and where development is needed. Constraints to development could be further exacerbated (for example in flood risk) and there could be a lack of quality assurance, as well as detrimental impacts on sensitive receptors such as the natural environment and heritage.

#### **SA SCOPING & ISSUES FOR SUSTAINABILITY**

- 0.17 During late 2007 a scoping process for Winchester was carried out by Enfusion Ltd to help ensure that the SA covered key sustainability issues relevant to Winchester. Plans and programmes were reviewed and information was collated relating to the current and predicted social, environmental and economic characteristics of the areas. This information has been reviewed to check that it is still relevant and has been updated, where appropriate, for this SA.
- 0.18 From these studies, the key sustainability problems and opportunities for the WDDF and the SA were identified, as set out in the following table:

**Table: 0.1:** Key sustainability issues/ opportunities identified for Winchester City Council

- Maintaining and developing Winchester City as a centre for commerce and learning, and stimulating the rural economy in the context of growing development pressures from the urban centres to the south of the District.



**Table: 0.1:** Key sustainability issues/ opportunities identified for Winchester City Council

<ul style="list-style-type: none"> <li>Reducing unsustainable traffic and transport trends (commuting patterns), including associated carbon emissions by reducing the need to travel by car and creating opportunities for renewable energy development.</li> </ul>
<ul style="list-style-type: none"> <li>Improving the supply and availability of affordable housing.</li> </ul>
<ul style="list-style-type: none"> <li>Protecting valued landscape and habitats; including seeking opportunities for new Green Infrastructure networks.</li> </ul>
<ul style="list-style-type: none"> <li>Catering for the need of an ageing population.</li> </ul>
<ul style="list-style-type: none"> <li>Ensuring that infrastructure requirements meet the needs of new development and take account of constraints (water, biodiversity etc).</li> </ul>

## SA Framework

- 0.19 An SA Framework was compiled and included SA Objectives that aim to resolve the issues and problems identified; these are used to test the draft DPDs as they are being prepared. This was included in the SA Scoping Report that was sent to statutory consultees. Comments were invited and received from a number of these organisations, which helped to improve the SA Framework. In addition, to assess the potential allocations to be included into the Draft LPP2, certain 'decision aiding questions' were adapted to make them more appropriate for site level assessment. All SA objectives remained the same and these are set out below:

SA Objectives	
1. Building Communities	To create and sustain communities that meet the needs of the population and promote social inclusion
2. Infrastructure	To provide for the timely delivery of infrastructure suitable to meet community needs
3. Housing	To provide good quality housing for all
4. Economy and Employment	To maintain the buoyant economy and develop greater diversity that meets local needs
5. Transport	To increase accessibility; reduce car usage and the need to travel
6. Health	To improve the health and well being of all
7. Water	To protect, enhance and manage water resources in a sustainable way
8. Waste	To ensure sustainable waste management
9. Climate Change	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy

10. Sustainable Construction	To promote the sustainable design and construction of buildings and places
11. Biodiversity	To conserve and enhance biodiversity
12. Heritage	To protect and enhance built and cultural heritage
13. Landscape and Soils	To protect and enhance the character and quality of the landscape of Winchester District
14. Built Environment	To secure high standards of design
15. Pollution	Minimise local and global sources of pollution

## SA OF THE LOCAL PLAN PART 2 – DEVELOPMENT MANAGEMENT AND ALLOCATIONS

- 0.20 The Draft LPP 2 – Development Management and Allocations was appraised systematically using the SA Objectives. The significance of effects was determined using: the criteria set out in the SEA Regulations; professional judgement; and taking into account mitigation provided in high level planning policy in Winchester LPP1 – Joint Core Strategy and the National Planning Policy Framework (as appropriate). Categories of significance were identified according to the table below.

Key: Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral

## Uncertainties

- 0.21 Throughout the development of the Draft LPP2 and the Sustainability Appraisal process, data gaps and uncertainties were uncovered. It is not always possible to accurately predict sustainability effects when considering plans at such a strategic scale. Impacts on biodiversity and cultural heritage, for example, will depend on more detailed information and studies at site-level. Whilst climate change science is becoming more accurate, it is difficult to predict impacts likely to result from climate change, including synergistic effects. These uncertainties have been acknowledged in the appraisal matrices, where applicable.

## Consideration of Alternatives

- 0.22 Throughout the development of the Local Plan, alternatives have been considered and appraised through the SA process in an iterative and ongoing way such that the findings of the SA have informed plan-making. Alternatives for potential site allocations have been considered, and the process included a public 'call for sites'. The alternatives were refined by adopting an approach that seeks to find the most suitable options, not only through compliance with the strategic aims of the Local Plan, but also by recognising options that present the least constraints, maximise possible benefits, and take account of the views of local community representatives.

## Likely Significant effects identified in the SA of the WDDF

- 0.23 **Housing** (SA Objectives 3, 10 & 14) Overall, the Local Plan is considered to have the potential for major short to long-term positive cumulative effects on housing through the provision of 12,500 new homes to meet the objectively assessed need of the District during the life of the plan. Housing will be distributed across the District in urban and rural areas and Local Plan policies will ensure that a suitable mix of homes are provided to meet the needs of all people in the future. Mixed-use developments feature in the plan and have the potential for further positive effects on other SA Objectives (e.g. transport and accessibility). The Local Plan seeks to achieve a 40% affordable housing rate in new housing development proposals, or equivalent contributions for proposals of less than 5 new dwellings. This is likely to lead to long-term positive effects, however the SHMA notes that this is still likely to leave a shortfall in the assessed affordable housing need of around 151 affordable homes per year. The positive effects could be enhanced if the affordable housing rate is increased in line with the assessed need, although it is appreciated that this could potentially make more development schemes unviable. The Local Plan policies seek to protect the existing built environment where considered of

value, and also require new development to be well designed and of high quality, utilising sustainable construction and design methods.

- 0.24 **Economy & Employment** (SA Objective 4) Overall, the Local Plan is considered to have the potential for major short to long-term positive cumulative effects on the economy and employment through the provision of new employment land across the District. Major allocations for employment have been located in Winchester Town, Bishop's Waltham, New Alresford, Waltham Chase, and South Hampshire. The Local Plan protects existing employment sites, and supports economic growth through both the regeneration of previously developed land and the development of suitable greenfield sites. It also seeks to protect the shopping function of the town centres and support proposals that enhance their roles.
- 0.25 **Communities & Health** (SA Objectives 1, 2 & 6) Overall, the Local Plan seeks to protect and enhance accessibility to community facilities and services, which includes open space for recreation and health facilities. Provision is made for new community facilities and measures to promote more sustainable transport modes have been incorporated to increase the accessibility of these facilities. The policies support development that is of the highest quality and ensures that new development is integrated with existing communities and the urban fabric to increase accessibility and permeability. The provision of housing and employment will help to meet the future needs of communities in the District and the amenity of residents is also protected. It is therefore considered that the Local Plan as a whole will have major positive cumulative effects in the long-term for communities and health.
- 0.26 **Transport & Accessibility** (SA Objective 5) Local Plan policies seek to address the impacts of proposed development on the road network and ensure that appropriate infrastructure is provided. The key mitigation measures that the detailed transport assessments have identified have been integrated to form a fundamental part of the development strategy. Key to this mitigation is the promotion of more sustainable modes of transport, financial contributions towards wider accessibility improvements and mixed use development. These measures alongside growth of the housing stock, economy and community facilities has the potential for a long-term positive cumulative effect on transport and accessibility.
- 0.27 **Air Quality** (SA Objective 15) It is considered that major negative effects on air quality are unlikely as a result of the Local Plan. Policies seek to address the impacts of proposed development on the road network and encourage the use of more sustainable transport modes. This includes new / enhanced pedestrian routes, cycle paths and bridleways. While there may be some localised impacts in the short-term as a result of proposed development, the mitigation proposed through Local Plan policies should ensure that these are not significant. The Local Plan promotes a park and ride system to alleviate the

pressures on Winchester Town centre, which is considered the most sensitive receiving environment as it contains the only AQMA in the District. This has the potential for long-term positive effects on air quality.

- 0.28 **Climate Change & Flooding** (SA Objective 9) Local Plan policies seek to address the impact of development on the environment, through both climate change mitigation and adaptation. The policies seek to minimise impacts on the road network, and promote more sustainable modes of transport, as well as containing trips within mixed-use developments. Many of the housing allocations also contain requirements for open space which increase carbon sinks within development proposals. Positive effects could be enhanced here with a requirement for trees within the open spaces, which not only enhance carbon sinks but also provide cooling through shading to reduce any urban heat island effects. Development is generally directed away from areas of high flood risk, unless development proposals are made acceptable in planning terms (for example low vulnerability development like open space in higher risk areas) or are for the purpose of water management (for example flood defense structures). The policies further ensure that flood risk is not displaced as a result of development, and safeguard areas for current or future flood management. Though growth is likely to impact upon climate change, the mitigation proposed through Local Plan policies should ensure that these impacts are not significant.
- 0.29 **Water Resources** (SA Objective 7) The Local Plan is considered to have the potential for minor negative cumulative effects on the water environment as a result of the anticipated growth and loss of greenfield land. The mitigation measures provided should ensure that negative cumulative effects are not significant. The Local Plan applies Sequential Testing to manage flood risk, as well as ensuring risk is not displaced, and development includes the use of SuDS. The policies are considered to have the potential for minor positive cumulative effects also through the safeguarding of space for future flood management and protection of the most sensitive water environments.
- 0.30 **Natural Environment (Landscape, Flore and Fauna and Soils)** (SA Objectives 11 & 13) The level of growth proposed through the Local Plan has the potential for major long-term negative effects on the natural environment. To address this, the Local Plan seeks to direct development away from sensitive areas and also protect, enhance and restore the natural environment, including the remediation of contaminated land. The mitigation provided by Plan policies and available at the project level should address negative effects to ensure they are not significant for the landscape or biodiversity; however, the overall cumulative effect of the Local Plan remains uncertain. The Local Plan will lead to the loss of some areas of the best and most versatile agricultural land as a result of balancing the aims and needs of the community, and meeting the planning criteria.

- 0.31 **Cultural Heritage** (SA Objective 12) Overall the Local Plan seeks to protect and enhance heritage and avoid development that could lead to negative effects on heritage assets. Whilst growth has the potential to negatively affect a heritage setting, it also has the potential to enhance or contribute to that setting. The significance of effects is dependent on project level context and details. The mitigation measures provided within the Local Plan should however ensure that there are no significant negative effects on heritage.
- 0.32 **Waste and Recycling** (SA Objective 8) Overall, the Local Plan is considered to have the potential for minor negative cumulative effects on this topic through the anticipated growth during the life of the Plan. The policies expect development to provide sufficient provision for refuse and recycling, and a strategic approach to waste management has been adopted through cross-boundary plans and objectives. The Local Plan and supporting Minerals and Waste Plan should ensure that there are no major long-term negative effects on waste and recycling.

### **Mitigation and Enhancement Recommendations**

- 0.33 An important role of the SA process is to provide recommendations for the mitigation of negative effects and enhancement of the positive effects identified in the appraisal process. These can then be carried forward in the remainder of the plan-making process and can include further recommendations for other Development Plan Documents (for example, Neighbourhood Plans), the Development Management Policies and for processes including development management and site master planning.
- 0.34 In preparing plan policies, Winchester City Council has already sought to mitigate the negative effects of development and maximise the opportunities presented, and are commended for the work undertaken to date. The SA process has made further recommendations for the plan and these often relate to the linkages between different issues that were identified as a result of the SA. For example, there are strong synergies between the preservation and enhancement of biodiversity and the development of Green Infrastructure. Recommendations and suggestions from the SA have been integrated into the plan-making in an on-going and iterative way.

Potential negative effects are mitigated through strong policies that seek to protect, enhance and restore the natural environment and heritage as well as promote strong sustainable communities through high quality layout and design, and the promotion of more sustainable modes of transport. The Local Plan ensures that necessary infrastructure and investment is provided at the right times and in the right places to support new development and communities. It also seeks to create a healthy integrated network of Green Infrastructure by planning for the natural environment at a variety of spatial scales,

which will have benefits for communities and nature as well as the economy.

### **Monitoring the Implementation of the Local Plan Part 2**

- 0.35 Local planning authorities are required to produce Monitoring Reports including indicators and targets against which the progress of the Local Plan can be measured. There is also a requirement to monitor the predictions made in the SA and Government advises Councils to report the results of the SA monitoring in the Local Planning Authority's Monitoring Report. Winchester City Council has already prepared a monitoring strategy for other parts of its WDDF which have already been subjective to SA and it is envisaged that the same strategy will be used for Local Plan Part 2. The strategy has been reviewed during the SA process for this Plan and further recommendations have been suggested.

### **CONCLUSIONS AND NEXT STEPS**

- 0.36 The SA of the LPP2 – Development Management and Allocations has appraised the overall effect of the plan, including cumulative and incremental effects. The Appraisal has identified that the proposed Local Plan will help to address the identified sustainability issues in the area, with major positive effects particularly for communities through the allocation of a range of new housing and employment land, together with improvements to sustainable modes of transport. The key negative effects identified relate to the potential environmental impact of increased housing, employment and infrastructure development. Overall, the policies and proposed site allocations provide a strong positive framework to guide future sustainable development in the District.
- 0.37 This Non-technical Summary of the Sustainability Appraisal Report is published alongside Winchester City Council's Winchester District Development Framework Draft Local Plan Part 2 – Development Management and Allocations Local Development Document and will be subject to public consultation. The consultation responses received on the Publication Draft Local Plan and this Sustainability Appraisal Report will be used to finalise the Publication Draft Local Plan. Any significant changes to the policies or strategic allocations proposed in the Plan will be subject to further appraisal as necessary and a revised SA Report will be published alongside the Submission Document.
- 0.38 The SA Report is available for review and comments alongside the Publication Draft Local Plan for a 6 week period week commencing 24th October 2014.



## 1.0 INTRODUCTION

### Purpose of the SA and the SA Report

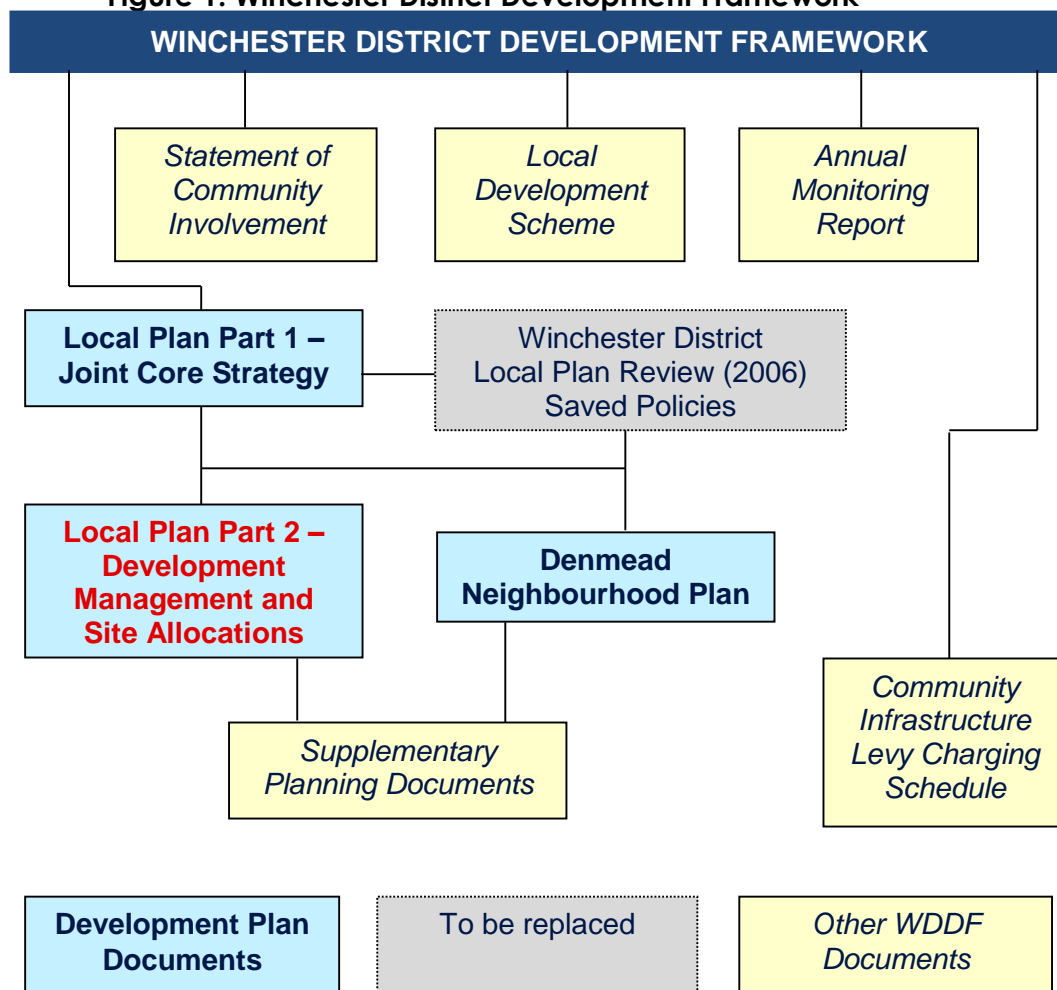
- 1.1 Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a local plan under section 19 (5) of the Planning and Compulsory Purchase Act 2004 ('the Act'). The SA process provides the opportunity to consider reasonable options or alternatives in which the plan can contribute to improving environmental, social and economic conditions as well as providing the opportunity to identify and mitigate any potential adverse effects that the plan might otherwise have had. It is used to assess the extent to which the emerging plan will help to achieve relevant environmental, economic and social objectives. As a result, it helps the local planning authority to meet the more general requirement under section 39 of the Act which is to prepare a local plan *"with the objective of contributing to the achievement of sustainable development."*
- 1.2 Government Policy advises that *"a Sustainability Appraisal which meets the requirements of the European Directive on strategic environmental assessment [(the SEA Directive)] should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors"* (Paragraph 165 National Planning Policy Framework, 2012). The SEA Directive has been transposed into English law through the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'SEA Regulations').
- 1.3 In addition, National Planning Practice Guidance (2014) outlines the stages of SA work that need to be carried out as the Local Plan is being prepared:
  - Stage A: Setting Context and Objectives, establishing the Baseline and Deciding the Scope
  - Stage B: Developing and Refining Alternatives and Assessing Effects
  - Stage C: Preparing the SA Report
  - Stage D: Publish and Consult on the SA Report and the Local Plan
  - Stage E: Post Adoption Report and Monitoring
- 1.4 The SA of the Winchester City Council's Draft Local Plan Part 2 - Development Management and Allocations has been prepared in accordance with the requirements for both SA and SEA and as a result, this Report has been prepared to present the findings of both the SA and SEA processes.

## Background to Draft Local Plan Part 2 – Development Management and Allocations

### Winchester District Development Framework

- 1.5 The Winchester District Development Framework (WDDF) comprises a number of documents which taken as a whole set out Winchester City Council's policies relating to the development and use of land in their area. The WDDF includes:
- Local Plan Part 1 - Joint Core Strategy
  - Local Plan Part 2 - Development Management and Allocations
  - Supplementary Planning Documents (SPDs) which supplement the Local Plan by providing direction on specific issues: Village and Neighbourhood Design Statements
  - Neighbourhood Plans
  - Statement of Community Involvement
  - Annual Monitoring Report
- 1.6 The diagram below illustrates the relationship between the different WDDF documents.

**Figure 1: Winchester District Development Framework**



Source draft LPP2

- 1.7 The LPP1 - Joint Core Strategy is the overarching strategic document of the Winchester City Council's WDDF and sets out the key elements of the planning strategy for the District; it is the spatial expression of the Community Strategy. In particular, the LPP1 established various development requirements for the District's larger settlements. These included the following levels of housing provision from 2011 to 2031:
- Winchester - 4000 dwellings (including 2000 at Barton Farm)
  - Whiteley - 3500 dwellings (all at North Whiteley)
  - Bishops Waltham - 500 dwellings
  - New Alresford - 500 dwellings
  - Colden Common - 250 dwellings
  - Denmead - 250 dwellings
  - Kings Worthy - 250 dwellings
  - Swanmore - 250 dwellings
  - Waltham Chase - 250 dwellings
  - Wickham - 250 dwellings
- 1.8 The LPP1 also supports the retention and improvement of employment, public transport, facilities and services in these settlements, as well as containing standards for the provision of open space and built recreation facilities.
- 1.9 The Local Plan Part 1 was developed between 2007 and 2013; all iterations underwent SA/ SEA and this informed its development. The Submission Local Plan Part 1 and accompanying SA/ SEA Report were submitted to the Secretary of State on the 18 June 2012 and went through Examination by an independent Inspector during October/ November 2012. The Council received the Planning Inspector's final report on 11th February 2013 and subsequently adopted LPP1 and the SA/SEA Report on 20 March 2013. The adopted version of Local Plan Part 1 and the accompanying SA/SEA Report is available to view / download via the links below:

<http://www.winchester.gov.uk/planning-policy/local-plan-part-1/adoption/>

<http://www.winchester.gov.uk/planning-policy/sustainability-appraisals/>

***Draft Local Plan Part 2 (LPP2) – Development Management and Allocations***

- 1.10 In addition to the LPP1 – Joint Core Strategy, which is the overarching document of the WDDF, Winchester City Council are in the process of preparing a further planning policy document under Regulation 18 of the Town and country Planning (local Planning) (England) Regulations 2012 ('Local Planning Regulations'). This is the Draft Local Plan Part 2 - Development Management and Allocations DPD and it aims to refine the development requirements for the District's larger settlements as set out in the LPP1 (please see above paragraphs 1.7-1.9).

- 1.11 The Draft LPP2 only covers the part of Winchester District that lies outside the South Downs National Park. The Draft Local Plan Part 2 is required to be in conformity with Local Plan Part 1 and the National Planning Policy Framework.
- 1.12 A key element of LPP2 is to:
- Add detail to the development strategy set out in LPP1 by allocating sites as necessary to meet development needs
- 1.13 Furthermore, the Draft LPP2 also provides the opportunity to develop detailed development management policies required to assess and determine planning proposals and applications, particularly where these are not already covered by the general policies set out in LPP1.
- 1.14 An outline of the Draft LPP2 is set out below in Table 1.1 and the main Objectives of the Draft LPP2 are as follows:
- To set out a spatial vision for the District, showing how it will change in the future in physical, economic, social and environmental terms to reflect the vision and outcomes of the Community Strategy
  - Set the strategic objectives and key policies for realising the vision
  - Identify the amount of development and broad locations for change, growth and protection, including allocating strategic sites
  - Set out an implementation and monitoring framework, together with a delivery plan to demonstrate how the infrastructure requirements necessary for the development strategy will be achieved.

**Table 1.1 – Outline of the Draft LPP2**

<b>1 Introduction</b>
Winchester District Development Framework Evidence Base Community Engagement Duty to Co-operate Structure of the Document Public Consultation Next Steps
<b>2 Locating New Development</b>
Development Needs in Winchester District Spatial Strategies (Local Plan Part 1) Site Assessment Methodology Site Selection: Community Engagement
<b>3 Winchester Town</b>
Development Needs in Winchester District Spatial Strategies (Local Plan Part 1) Site Assessment Methodology

Site Selection: Community Engagement
<b>4 Market Towns and Larger Villages</b>
<b>4.2 Bishop's Waltham</b> Location, Characteristics and Setting; Development Needs; Policies and Proposals
<b>4.3 Colden Common</b> Location, Characteristics and Setting; Development Needs; Policies and Proposals
<b>4.4 Kings Worthy</b> Location, Characteristics and Setting; Development Needs; Policies and Proposals
<b>4.5 New Alresford</b> Location, Characteristics and Setting; Development Needs; Policies and Proposals
<b>4.6 Swanmore</b> Location, Characteristics and Setting; Development Needs; Policies and Proposals
<b>4.7 Waltham Chase</b> Location, Characteristics and Setting; Development Needs; Policies and Proposals
<b>4.8 Wickham</b> Location, Characteristics and Setting; Development Needs; Policies and Proposals
<b>4.9 Denmead Neighbourhood Plan</b> Summary of Proposals
<b>5 South Hampshire Urban Areas</b>
<b>5.2</b> West of Waterlooville Strategic Housing Allocation
<b>5.3</b> North Whiteley Strategic Housing Allocation
<b>5.4</b> Whiteley
<b>6 Development Management</b>
Policies
<b>7 Implementation and Monitoring</b>

- 1.15 The preparation of the Draft LPP2 has been informed by a number of technical studies and public consultation events in addition to the findings of the SA/SEA processes recorded in this Report. The production of the Draft LPP2 represents the beginning of the Plan preparation process as set out under Regulation 18 of the Local Planning Regulations. Further iterations of the Plan are to be developed following public consultation and the timetable is set out in the WDDF – Local Development Scheme January 2014, available on the Council's website: <http://www.winchester.gov.uk/n/planning-policy/core-strategy-timetable-lds/> This SA Report accompanies the Draft LPP2 on consultation.

### Summary of Compliance with the SEA Directive/ Regulations

- 1.16 National Planning Policy and National Planning Practice Guidance advises that where the SEA Directive/ Regulations apply to local plans there are some specific requirements that must be complied with and that should be addressed as an integral part of the SA process.

Therefore, it is important that the Sections of this SA Report which meet the requirements of SEA Directive/ Regulations are clearly signposted. This has been provided in Appendix I: Statement on Compliance with SEA Directive / Regulations.

### Structure of this SA Report

- 1.17 This Report is divided into 6 main sections. Tables and Maps have been included within the text and appendices to provide the details and background papers to the assessment. The following table summarises the main sections of the report:

**Table 1.2: Structure of this SA Report**

Section of the Report	Summary
<b>Non-Technical Summary</b>	Provides a summary of the SA process and findings – in non-technical language; also available separately.
<b>1.0 Introduction</b>	Sets out the legislative and policy requirements, context and role of the SA; summarises work done to date. Outlines the LPP2 objectives and structure.
<b>2.0 Appraisal Methods</b>	This Section explains the approach taken to SA incorporating SEA and the findings of the HRA, and details the methods used to assess the Draft Local Plan Part 2. The scoping process and outcome is summarised with details provided separately in Appendix II.
<b>3.0 Sustainability Context and Objectives</b>	Section 3 describes the characteristics of the Winchester area, setting out the baseline conditions and the policy context, together with an indication of how the area might develop without the Draft Local Plan Part 2. Details of baseline information and policy context are provided separately in Appendices IV and V.
<b>4.0 SA of Potential Site Allocations</b>	The findings of the SA/ SEA undertaken in 2013/ 2014 of the potential sites allocations are summarised with details provided separately in Appendix VI. The reasons for selecting and rejecting alternatives considered in the SA.
<b>5.0 SA of Draft LPP2 – Development Management Policies &amp; Allocations</b>	The findings of the SA/ SEA undertaken in 2013/ 2014 of the emerging Draft LPP2 are summarised.
<b>6.0 Implementation and Monitoring</b>	The SEA Regulations require that the Report should include a description of the measures envisaged concerning monitoring and such proposals are set out in this Section.
<b>7.0 Conclusions and Next Steps</b>	A summary of the process, the findings of the SA and the next steps to be taken.

- 1.18 In accordance with the SEA Regulations, a Non-Technical Summary is also provided – at the beginning of this SA Report and also available separately.

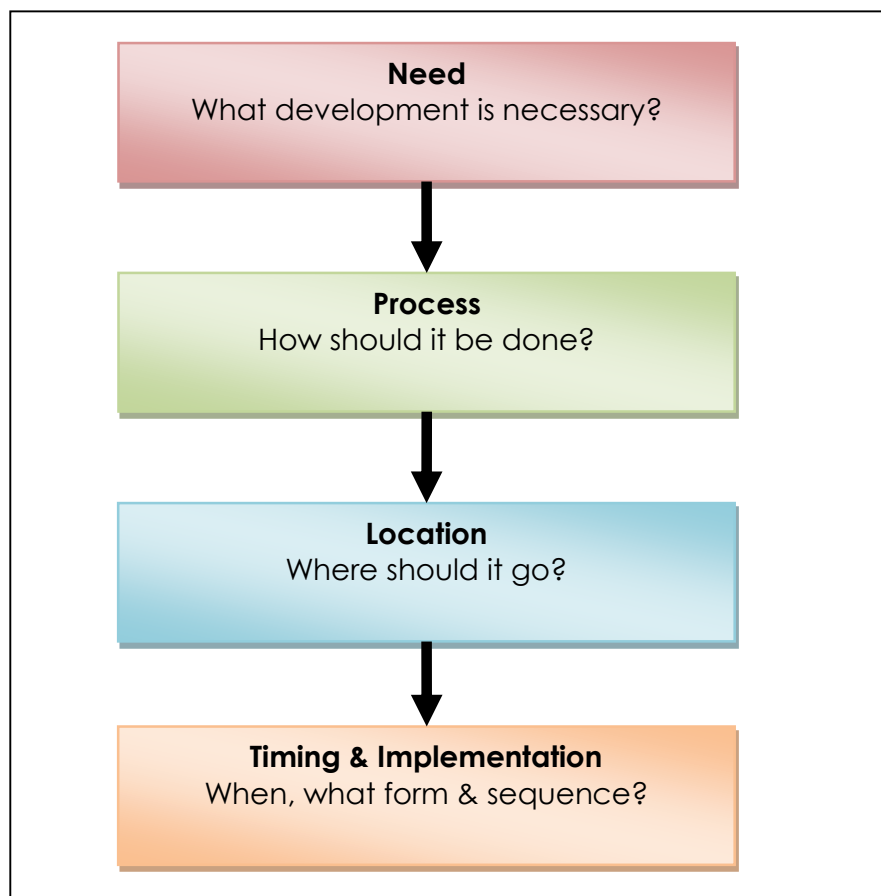


## 2.0 APPRAISAL METHODS

### Introduction

- 2.1 This section sets out the methods used to appraise the Draft LPP2. It describes the scoping process and how the initial baseline and SA Framework was developed. It also explains what refinements have been made to the SA framework since 2007 and how the baseline, including other sustainability objectives, has been kept up to date.
- 2.2 Sustainability (Integrated) Appraisal incorporating Strategic Environmental Assessment is an iterative and ongoing process that aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The role of SA is to inform the Council as the planning authority; the SA findings do not form the sole basis for decision-making – this is informed also by other studies, feasibility and feedback from consultation. There is a tiering of appraisal/assessment processes (see Figure 2.1 below) that align with the hierarchy of plans – from international/national through to local. SEA sets the context for subsequent project level studies during Environmental Impact Assessment (EIA) for major development projects.

**Figure 2.1: Hierarchy of Alternatives in SA/SEA and Options in Plan-Making**



- 2.3 This tiering is acknowledged by the NPPF (2012) in paragraph 167 stating that “*Assessments should be proportionate and should not repeat policy assessment that has already been undertaken.*” The Local Plan is a planning document that provides objectives, strategy, policy and site allocations to guide promoters, communities and the Council in their decisions regarding proposed development. SA is a criteria-based assessment process with objectives and sub-objectives (decision-aiding questions) aligned with the issues for sustainable development that are relevant to the plan and the characteristics of the plan area.
- 2.4 This SA is an Integrated Appraisal that has incorporated the requirements of the EU SEA Directive and the findings from the EU Habitats Directive. Since the Habitats Regulations Assessment (HRA) is driven by distinct legislation, the HRA Report has been provided separately to clearly demonstrate compliance (although the findings of these assessments have informed the SA).

### **Scoping the Key Sustainability Issues and the SA Framework**

- 2.5 Enfusion Ltd was commissioned in December 2006 by Winchester City Council to progress the SA work for the WDDF. A SA scoping process was undertaken during 2007 to help ensure that the SA covers the key sustainability issues that are relevant to the spatial and development planning system in the Winchester area. This included the development of an SA Framework of objectives to comprise the basis for appraisal. A SA Scoping Report was prepared to summarise the findings of the Scoping process. This was published in July 2007 for consultation with statutory consultees and is available on the Winchester City Council Website:

<http://www.winchester.gov.uk/planning-policy/sustainability-appraisals/scoping-report-07/>

- 2.6 Responses to this scoping consultation, and how they were taken into account, are reported in this SA Report Appendix II.
- 2.7 Since the production of the Scoping Report, the baseline conditions and the review of plans and programmes have been updated to reflect the current evidence. This is presented in Appendix IV and V of this SA Report and a summary of the updated baseline is provided in Section 3. As a result of updated evidence, the SA Framework has been reviewed and this is explained under the next subsection following.

### **The SA Framework**

- 2.8 The SA Framework provides the basis by which the sustainability effects of emerging Local Development Documents will be described, analysed and compared. It includes a number of sustainability objectives, elaborated by 'decision-aiding questions'. These have

been distilled from the information collated during the scoping process of relevant Plans and Programmes, Baseline Information, the key sustainability issues, as well as from discussions with planning professionals with extensive experience working in Winchester, and responses from the scoping consultation.

- 2.9 The sustainability objectives seek to address and progress the main sustainability issues and opportunities identified as important in Winchester. The decision-aiding questions assist by clarifying the detail of the issues, improving objectivity, ensuring that the appraisal is relevant to land use planning, and making the SA Framework more locally specific.
- 2.10 The Framework was reviewed as the WDDF has progressed during the development of LPP1 – Joint Core Strategy to accommodate recommendations resulting from the consultation exercises. Further amendments to the SA Framework have been made to assess potential allocations in the Draft LPP2; this is to avoid duplication and make the appraisal specifically relevant to sites, and to take into account that this Draft Plan has to be in conformity with LPP1. No changes have been made to the overall SA Objectives or the Decision Aiding Questions to be used to assess other parts of the Draft LPP2 (ie the emerging policies and the overall effects of the Draft Plan).
- 2.11 The amendments made to the SA Framework to assess the potential allocations refined existing and formulated new Decision Aiding Questions – presented in Table 2.2 below. The amendments were derived by:
- Identifying appropriate policies in the LPP1 which set out requirements for sites to reduce negative social, economic and environmental effects and removing the questions which refer to those requirements;
  - Where 'decision aiding questions' from the LPP1 address particular social, economic and environmental effects that are not addressed by higher level policies (LPP1 and other national requirements), they have been amended to make them more relevant to the site level (shown in blue);
  - Inserting relevant assessment criteria from the LPP2 Site Selection Checklist, where appropriate (shown in Red);
  - Including additional questions (shown in green); and
  - Discussions with planning and environmental professionals at the Council.

	SUSTAINABILITY APPRAISAL (SA) OBJECTIVE	DECISION-AIDING QUESTIONS - LOCAL PLAN PART 1 (ALSO TO BE USED FOR POLICIES IN LOCAL PLAN PART 2 OR A NEIGHBOURHOOD PLAN)	DECISION-AIDING QUESTIONS – FOR SITE ALLOCATIONS IN LOCAL PAN PART 2 or a NEIGHBOURHOOD PLAN
<b>1</b>	<b>Building Communities</b> <i>SEA topics: Population</i>		
	<b>To create and sustain communities that meet the needs of the population and promote social inclusion</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Help provide facilities for social interaction</li> <li>▪ Promote diverse communities and meet a range of housing needs</li> <li>▪ Ensure inclusion of all sections of the community</li> <li>▪ Ensure equality of access to services</li> <li>▪ Integrate new and existing communities</li> <li>▪ Encourage community cohesion and a sense of community ownership</li> <li>▪ Reduce social exclusion of disadvantaged groups</li> <li>▪ Meet the needs of an ageing population</li> </ul>	<p>All development proposed on the sites are required to meet DS1 – Development Strategy and Principles and CP21 – Infrastructure and Community Benefit. Housing needs are covered in SA Objective 3.</p> <ul style="list-style-type: none"> <li>▪ How does the site deliver the vision as set out in Policies WT1/SH1 or MTRA1 of LPP1?</li> <li>▪ How does the site deliver the locally derived vision and objectives identified by the community?</li> <li>▪ Could the site provide space for facilities for social interaction?</li> <li>▪ Does the site allow for equality of access to services? Please refer to objective 5 – transport for distances to services.</li> </ul>
<b>2</b>	<b>Infrastructure</b> <i>SEA topics: Material Assets</i>		

	<b>To provide for the timely delivery of infrastructure suitable to meet community needs</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Support the provision of community facilities, for example cultural, health, recreational and social facilities.</li> <li>▪ Encourage the enhancement of green infrastructure (strategic network of protected sites, nature reserves, greenspaces, and greenway linkages)</li> <li>▪ Ensure the delivery of infrastructure that meets the needs of new and existing development</li> <li>▪ Ensure appropriate timing and phasing</li> </ul>	<p>All sites proposed are required to meet the requirements of policies: DS1 – Development Strategy and Principles; CP6 – Local Services and Facilities; CP7 Open Space, Recreation and Built facilities; CP15 – Green Infrastructure; and CP21 – Infrastructure and Community Benefit.</p> <ul style="list-style-type: none"> <li>▪ Could the site provide space to deliver enhancement of green infrastructure and open space and provide linkages to existing local network of protected sites, nature reserves, greenspaces, and greenway linkages (e.g. footpaths)?</li> <li>▪ Will the development of the site result in the loss of green infrastructure identified in: the Green Infrastructure Study 2010; PUSH GI Strategy; PUSH Implementation Framework 2012; or land identified in the 2012/13 Open Space Strategy?</li> <li>▪ Will the development of the site result in the loss of a local facility or service or registered community assets?</li> <li>▪ Is the site within the specified distances of other facilities as identified in Policy CP7 - Open Space, Sport and Recreation?</li> </ul>
<b>3</b>	<b>Housing</b> <i>SEA topics: Population</i>		
	<b>To provide good quality housing for all</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Deliver affordable and sustainable housing both in urban and rural areas, in keeping with local character</li> </ul>	<p>Sites which provide for residential development can achieve the requirements set out in the decision aiding questions through the following Local Plan Part 1 Policies, where applicable, ( Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix;</p>

		<ul style="list-style-type: none"> <li>Support the sympathetic accommodation of housing growth in sustainable locations</li> <li>Balance housing and employment land delivery with community facilities and environmental capacity</li> <li>Provide for an appropriate mix of dwelling size, type, density and phasing to meet local needs</li> <li>Provide for a range of housing to meet the needs of specific groups, (e.g. the elderly, disabled, young, Gypsies and Travellers) and adaptable housing that meets the needs of people in different life stages</li> </ul>	Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpersons; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.
<b>4</b>	<b>Economy and Employment</b> <i>SEA topics: Population</i>		
	<b>To maintain the buoyant economy and develop greater diversity that meets local needs</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Provide a diverse range of jobs that meet the needs of local people</li> <li>Ensure jobs are located in sustainable locations</li> <li>Support the rural economy</li> <li>Reduce both out commuting and in commuting</li> <li>Help maintain Winchester City as a major focus of learning and education</li> <li>Assist in the retention of young people and graduates</li> <li>Recognise the role of tourism in the local economy</li> <li>Support retail diversity across the district</li> <li>Support live work units &amp; working from home</li> <li>Balance suitable employment with housing growth</li> </ul>	<p>Sites which propose mixed use or employment related development sites are required to meet the requirements of Policies: CP8 – Economic Growth; CP9 – Retention of Employment Land and Premises; and DS1 – Development Strategy and Principles.</p> <ul style="list-style-type: none"> <li>How well is the site located in relation to places of employment? Please refer to objective 5 – transport for distances to employment.</li> <li>Would the use of the site lead to a loss of employment land/ jobs?</li> <li>Could the site provide a balance between housing and local employment opportunities and local community facilities and retail?</li> </ul>

		<ul style="list-style-type: none"> <li>▪ Encourage environmentally and socially responsible employment and help to create local markets for local goods/services</li> <li>▪ Aim towards establishing a low carbon economy for Winchester District</li> </ul>	
<b>5</b>	<b>Transport</b> <i>SEA topics: Air, Climatic Factors, Population, Material Assets</i>		
	<b>To increase accessibility; reduce car usage and the need to travel</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Support delivery of quality public transport that is accessible to all sections of the community</li> <li>▪ Enable the enhancement of a District-wide network of footpaths and cycle links between settlements, homes and work and community facilities</li> <li>▪ Support the need to reduce travel, especially during peak times</li> <li>▪ Locate new development to reduce the need to travel</li> <li>▪ Help create an integrated sustainable transport system, for example through providing for safe storage for cycles, respect for users of shared road space, green lane linkages</li> <li>▪ Adopt maximum parking standards</li> </ul>	<p>All sites proposed are required to meet the requirements of Policies CP10 – Transport and DS1 – Development Strategy and Principles.</p> <ul style="list-style-type: none"> <li>▪ Is the site served well by public transport (i.e. frequency of service every hour on days when a bus service operates<sup>3</sup>)?</li> <li>▪ Is the site within walking distance (ideally between 400 to 800 m<sup>4</sup>) of a number of services and facilities including<sup>5</sup>: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</li> <li>▪ Is there safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, onto an adopted road with pavements to key facilities?</li> <li>▪ Are there any existing transport infrastructure issues in the local area such as congestion, single track</li> </ul>

<sup>3</sup> Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, Table 3: Accessibility criteria, pp. 14. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed May 201]

<sup>4</sup> Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

<sup>5</sup> Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 15. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed May 201]



			<p>roads, and accident hotspots which development of the site could exacerbate?</p> <ul style="list-style-type: none"> <li>Is access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, constrained by typography?</li> <li>Could the site enable the enhancement of a local network of footpaths and cycle links between settlements, homes and work and community facilities?</li> <li>Could the site help create an integrated sustainable transport system, for example through providing for shared road space, green lane linkages?</li> </ul>
<b>6</b>	<b>Health</b> <i>SEA topics: Human Health</i>		
	<b>To improve the health and well being of all</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Protect and increase the provision of and accessibility to community, cultural and recreational facilities</li> <li>Require design that ensures safe, attractive places and engenders a sense of place</li> <li>Require design that promotes healthy lifestyles and increased physical activity</li> <li>Increase accessibility to health facilities and encourage multi-functional use of facilities</li> <li>Ensure residents have access to healthy and affordable food through, for example, the provision of allotments</li> </ul>	<p>All sites proposed are required to meet Policy DS1 – Development Strategy and Principles.</p> <p>Design is dealt with under Objective 14.</p> <ul style="list-style-type: none"> <li>Will the site improve access to healthy and affordable food through, for example, the provision of allotments? Through meeting the specified standards in CP7.</li> <li>Is there access to community, cultural facilities by walking/ cycling and access open space, sport and recreational facilities? Please refer to Objective 5 – transport for distances to community and cultural facilities and Objective 2 – Infrastructure for open space, sport and recreational facilities.</li> </ul>
<b>7</b>	<b>Water</b> <i>SEA topics: Water, Climatic Factors, Biodiversity, Health</i>		

	<b>To protect, enhance and manage water resources in a sustainable way</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Require the use of water efficiency measures</li> <li>Manage and minimise risk of flooding including regard to future climate change (promotion of adaptation measures)</li> <li>Promote the adoption and use of sustainable drainage systems</li> <li>Protect ground and surface water sources: quality &amp; quantity</li> <li>Progress compatibility with the objectives of the Water Framework directive</li> <li>Promote access to water for recreation, enjoyment and understanding (including valued biodiversity/ habitats)</li> </ul>	<p>All sites proposed are required to meet Policies: CP11 – Sustainable Low and Zero Carbon Built Development; DS1 – Development Strategy and Principles; and CP17 – Flooding, Flood risk and the Water Environment.</p> <ul style="list-style-type: none"> <li>Is the site Flood Zone 2 or 3?</li> <li>Are there any known problems with flooding on the site?</li> <li>Is the site in a ground water protection zone, safeguarded zone, water protection zone and/ or situated on major aquifer with high/ intermediate vulnerability?</li> <li>Is there potential for adverse effects on the quality of ground and surface water sources?</li> </ul>
<b>8</b>	<b>Waste</b> <i>SEA topics: Material Assets</i>		
	<b>To ensure sustainable waste management</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Help reduce waste and facilitate recycling in construction and operation</li> <li>Encourage composting</li> <li>Encourage development that is self-sufficient in waste management</li> <li>Support the recovery of energy from waste</li> </ul>	<p>Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including Policy DS1 – Development Strategy and Principles).</p>
<b>9</b>	<b>Climate Change</b> <i>SEA topics: Climatic Factors, Air, Water</i>		
	<b>To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy</b>	<ul style="list-style-type: none"> <li>Promote renewable energy generation</li> <li>Help reduce carbon and other greenhouse gas emissions</li> <li>Ensure adaptation planning that maximises opportunities and minimises the costs of climate change.</li> </ul>	<p>Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).</p>

		<ul style="list-style-type: none"> <li>Promote community involvement, understanding and action on climate change</li> </ul>	
<b>10</b>	<b>Sustainable Construction</b> <i>SEA topics: Air, Water, Climatic Factors, Material assets</i>		
	<b>To promote the sustainable design and construction of buildings and places</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Ensure the incorporation of energy and water efficiency measures and renewables in new development aiming for zero carbon dwellings and workplaces</li> <li>Seek higher density in new development in appropriate locations</li> <li>Require the use of sustainable building standards (Code for Sustainable Homes, BREEAM)</li> <li>Promote locally and sustainably sourced (e.g. recycled) materials in construction and renovation</li> </ul>	<p>Not applicable at the site level as all sites can achieve this objective through meeting the requirements set out in the Local Plan Part 1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable;; and Decentralised Energy; CP14 – Effective Use of Land).</p>
<b>11</b>	<b>Biodiversity</b> <i>SEA topics: Biodiversity, Fauna and Flora</i>		
	<b>To conserve and enhance biodiversity</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Protect and enhance designated and locally valued habitats and species</li> <li>Prevent and reverse habitat fragmentation, where possible promote understanding of and access to biodiversity</li> <li>Provide opportunities for provision and enhancement of a network of greenspaces.</li> </ul>	<p>All sites proposed are required to meet Policies: CP16 – Biodiversity; DS1 – Development Strategy and Principles; and CP15 – Green Infrastructure, when developed.</p> <ul style="list-style-type: none"> <li>Does the whole or part of the site or is the site near to a designated site (international, European, national or local)?</li> <li>Does the site contain any protected species?</li> <li>Are there any locally valued habitats and or species (non-recorded biodiversity interests) present or adjacent, for example: mature</li> </ul>

			<p>hedgerows, traditional orchards, veteran trees etc.?</p> <p>Could the site:</p> <ul style="list-style-type: none"> <li>Have any adverse impact on any designated sites or protected species (International, European, National or Local) and/ or on any locally valued habitats and species (non-recorded biodiversity interests)?</li> <li>Have potential to enhance designated and locally valued habitats and species?</li> <li>Provide space to reverse habitat fragmentation?</li> <li>Provide opportunities for provision and enhancement of a network of greenspaces using an ecosystems approach?</li> <li>Are there streams, rivers, lakes or other watercourses/ aquatic habitat on or within 200m of the site<sup>6</sup>?</li> <li>Is the site within 500m of a large<sup>7</sup> pond?</li> <li>Will development of this site affect any structure or features that could be habitats for protected species?</li> </ul>
<b>12</b>	<b>Heritage</b> <i>SEA topics: Cultural Heritage</i>		
	<b>To protect and enhance built and cultural heritage</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Protect and where appropriate, enhance the historical and archaeological environment (landscapes, sites, buildings)</li> </ul>	<p>All proposed development on all the sites are required to meet Policies: CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles.</p>

<sup>6</sup>Hampshire & Isle of Wight Chief Planning Officers Group (No date) Biodiversity Checklist. Online at <http://www.hampshirebiodiversity.org.uk/1app.htm> [Accessed May 2013]

<sup>7</sup> Where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m<sup>2</sup> (c. 15m x 15m)

		<p>and settings), including resources of local value</p> <ul style="list-style-type: none"> <li>▪ Support, develop and where appropriate, enhance and increase access to cultural &amp; heritage resources and activities</li> <li>▪ Help accommodate new development without detriment to the existing built and cultural heritage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Does the site contain or is it close to heritage assets including: <ul style="list-style-type: none"> <li>○ Scheduled Monuments</li> <li>○ Conservation Areas</li> <li>○ Listed Buildings</li> <li>○ Archaeological sites (recorded and non-recorded)</li> <li>○ Historic Parks and Gardens</li> <li>○ Existing landscape and townscape character?</li> </ul> </li> <li>▪ Would the use of the site increase access to local cultural and heritage resources and activities?</li> <li>▪ Could the site accommodate new development without detriment to the existing local built and cultural heritage?</li> <li>▪ Could the site have an adverse impact on the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value?</li> <li>▪ Could the site enhance the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value?</li> </ul>
<b>13</b>	<b>Landscape &amp; Soils</b> <i>SEA topics: Landscape, Soils</i>		
	<b>To protect and enhance the character and quality of the landscape of Winchester District</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>▪ Minimise adverse impact on the landscape setting of the city, towns and rural settlements</li> <li>▪ Prioritise the use of previously developed land to minimise greenfield development</li> </ul>	<p>All development on proposed sites is required to meet Policies: CP20 – Heritage and Landscape Character.</p> <ul style="list-style-type: none"> <li>▪ Could the site adversely impact on the landscape setting of the city, towns and rural settlements?</li> <li>▪ Is the site classified as previously developed land or Greenfield? Prioritise the reusing of land that has</li> </ul>

		<ul style="list-style-type: none"> <li>Conserve and enhance the natural beauty of the South Downs National Park, and locally designated landscapes</li> <li>To protect soil resources and manage in a sustainable way</li> </ul>	<p>been previously developed (brownfield land), provided that it is not of high environmental value.</p> <ul style="list-style-type: none"> <li>Could the site contribute towards conserving and enhancing: <ul style="list-style-type: none"> <li>recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;</li> <li>local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.</li> </ul> </li> <li>Could the use of the site protect soil resources or would it result in the loss of high grade (1 – 3a) agricultural land?</li> <li>Is the site within a defined settlement gap (LPP1 Policy CP18)?</li> <li>Is the site or part of the site underlain by mineral reserves? Is extraction possible within the timeframe of the plan or could it be extracted prior to development?</li> <li>Is the site or part of the site in a Nitrate Vulnerable Zone?</li> </ul>
<b>14</b>	<b>Built Environment</b> <i>SEA topics: Cultural heritage, Population, Material Assets</i>		

	<b>To secure high standards of design</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Promote recognition of local distinctiveness and a sense of place in style, materials and scale within the public realm</li> <li>Make best use of existing buildings through reuse and conversion</li> <li>Promote innovation in sustainable design for new and heritage development</li> <li>Promote integration of new development with existing context/design</li> <li>Recognise the role of the community in securing good design e.g. Village design statements, community planning</li> </ul>	<p>All sites can achieve the requirements set out in the Local Plan Part 1 Policies (including DS1 – Development Strategy and Principles; and CP13 –High quality design.</p> <ul style="list-style-type: none"> <li>Would the development of the site be in keeping with the character and sense of place of the local area and where applicable, aid with the delivery of locally derived design principles as set through a Village Design Statement/ Neighbourhood Design Statement?</li> </ul>
<b>15</b>	<b>Pollution</b> <i>SEA topics: Air, Climatic Factors, Human Health, Soils, Water</i>		
	<b>Minimise local and global sources of pollution</b>	<p>Does the option/policy:</p> <ul style="list-style-type: none"> <li>Improve air quality, e.g. through transport management and reduction of employment related emissions</li> <li>Reduce and manage noise pollution</li> <li>Reduce and manage the impact of light pollution</li> <li>Ensure there is no pollution of water sources</li> <li>Ensure there is no pollution of the soil</li> </ul>	<ul style="list-style-type: none"> <li>Will the use of the site result in an increase in air, noise, light, water, odour and soil pollution in the area?</li> <li>Is there a risk of contamination on the site?</li> <li>Are there overhead power cables on the site?</li> <li>Is the site a known landfill site?</li> <li>Are there any adjacent uses to the site which may cause noise, light, odour or air pollution conflicts?</li> <li>Is the site in or adjacent to an AQMA?</li> </ul>



## **Appraising the Draft Local Plan Part 2 – Development Management and Allocations**

- 2.12 The SA Framework (Table 2.2) formed the basis for appraising LPP2. The baseline information and plans and programmes review presented as part of the SA of the LPP1 was updated in 2013 and 2014 to ensure that the SA for the LPP2 uses current up-to-date information - and is relevant to the assessment of Site Allocations. The summary of the updated baseline and plans and programmes review can be found in Section 3 with the detail provided in Appendices IV and V.

### **Site Options**

- 2.13 All reasonable site options identified by the Council were subject to SA against the full SA Framework of Objectives using the key presented in Table 2.3. Reasonable site options were grouped and detailed appraisal matrices were provided for each of the individual settlements. Winchester Town was split into 5 'areas' given the number of potential sites; therefore 5 detailed matrices were produced for that settlement. Any significant effects relating to individual site options were identified within the appraisal commentary for each of the settlements or 'areas' within Winchester Town, thus satisfying the requirement for reporting the "significant" likely effects in accordance with the SEA Directive. The appraisal was undertaken using professional judgment, supported by the baseline information and further updated evidence gathered as part of the Council's site selection method, as well as any other relevant information sources available.
- 2.14 The symbols provided in the detailed appraisal matrices relate to the cumulative effect of the potential site options for that settlement or 'area' within Winchester Town rather than for each individual site option. As previously stated, any significant effects for individual site options are noted within the appraisal commentary. The SA has taken a consistent approach to the appraisal of site options. The detailed appraisal matrices for site options are presented in Appendix VI of this Report. It should be noted that one of the potential site options (Little Park Farm) was not part of a group or cluster of sites. An individual detailed appraisal matrix was not produced for this potential site alone as it would be disproportionate compared to the detailed appraisal carried out for the other potential site options, which were done by settlement. The individual site option (Little Park Farm) was therefore considered against the full SA Framework with an appraisal commentary provided in Section 4 of this Report.
- 2.15 For consistency, the significance key used for the appraisal of site options is the same as was used for the SA of LPP1. Significance of effects was determined using: the criteria set out in Schedule 1 of the SEA Regulations; professional judgment; and taking into account mitigation provided in high level planning policy in Winchester LPP1 - Joint Core Strategy and the National Planning Policy Framework (as

appropriate). Categories of significance first developed during scoping were used to describe the level of significance attributed to each effect identified, as set out in table following.

**Table 2.3 - Categories of Significance**

<b>Key: Categories of Significance</b>		
<b>Symbol</b>	<b>Meaning</b>	<b>Sustainability Effect</b>
<b>x</b>	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
<b>--</b>	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
<b>-</b>	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
<b>+</b>	Minor positive	No sustainability constraints and development acceptable
<b>++</b>	Major Positive	Development encouraged as would resolve existing sustainability problem
<b>?</b>	Uncertain	Uncertain or Unknown Effects
<b>0</b>	Neutral	Neutral effect
<b>+ -</b>	In the majority of cases, the overall symbol which illustrates the significance of the effects has been shown as a split cell. This is largely due to multiple sites being assessed with the majority likely to have differing effects but also due to some of the SA Objectives considering more than one issue. For example, SA Objective 5 covers a number of issues including access to public transport, shops and other services, safety and congestion etc. A site within the plan could have excellent access to public transport leading to positive effects but also be far away in terms of walking distance from local shops and services leading to negative effects. The final symbol or symbols depict(s) the most significant positive and negative effects recorded taking into account cumulative effects.	

- 2.16 Thresholds to determine the significance of effects against landscape and transport were developed as these issues were considered likely to be the key differentiators between site options. Please see Appendix III for further details.

## **Draft Local Plan Part 2**

- 2.17 The SA of the Draft LPP2, including policies and preferred sites, is structured under 10 topic headings, which have been linked to Objectives in the SA Framework as well as topics in the SEA Directive and the NPPF. This provides a framework and structure to evaluate the likely significant effects of the Draft LPP2 against these key topics. The appraisal of each topic has been divided into a number of sub-

headings to ensure that each aspect of the emerging LPP2 (Policies and Site Allocations) is considered as well as the interrelationships between topics and cumulative effects of the Plan as a whole.

- 2.18 The appraisal was undertaken using professional judgment, supported by the updated baseline information and further updated evidence for the Plan, as well as any other relevant information sources available. The nature of the likely sustainability effects (including positive/negative, duration, permanent/temporary, secondary, cumulative and synergistic) are described, together with any uncertainty noted. Evidence is cited where applicable and a commentary provided and suggestions for mitigation or enhancement made where relevant.

### **Uncertainties and Data Gaps**

- 2.19 Sustainability Appraisal is informed by the best available information and data; however, data gaps and uncertainties exist and it is not always possible to accurately predict effects at a strategic level of assessment. Impacts on biodiversity and cultural heritage, for example, will depend on more detailed information and studies at a site-level. Whilst climate change science is becoming more accurate, it is difficult to predict impacts likely to result from climate change, including synergistic effects. These uncertainties have been acknowledged in the appraisal matrices, baseline and other areas of this SA Report where applicable.

### **Consultation on the SA**

- 2.20 The SEA Directive requires that the public shall be given an early and effective opportunity within appropriate timeframes to express their opinion on the draft plan and accompanying environmental report before the adoption of the plan. With this in mind, as explained early in this Section, the key sustainability issues were identified through the SA scoping process that was placed on consultation by Winchester City Council with statutory consultees in July 2007.
- 2.21 Since 2013, the Council has been working with communities to identify their development needs in more detail and to explore which sites, if any, should be allocated to meet those needs. Reasonable site allocations were identified by the Council through a number of processes: review of its Strategic Housing Land Availability Assessment (SHLAA); review of its existing 2006 Local Plan and also from their 'Call for Sites' consultation. In addition, as part of this collaborative approach, the Council and Steering Groups for the various settlements undertook an informal consultation in the form of a number of exhibitions with the local community on the proposed development strategy for the Plan. An initial draft of the SA/SEA findings of reasonable site allocations for the larger settlements was made available to the public as part evidence base during the consultation period between October 2013 and March 2014, excluding the Neighbourhood Plan area of Denmead who undertook their own consultation process.

- 2.22 This SA Report is being published for public consultation alongside the Draft LPP2, in accordance with SEA Regulations and SA/ SEA Best Practice Guidance. This SA Report will be published on the Council's website [www.winchester.gov.uk](http://www.winchester.gov.uk) and sent to statutory consultees and other relevant stakeholders. Consultation remains an important part of the SA process and responses received from this public consultation will be considered and inform the future stages of the iterative SA process.

### **Habitats Regulations Assessment**

- 2.23 Another requirement placed on planning authorities is to undertake a Habitats Regulations Assessment (HRA) in accordance with Article 6 (3) of the Habitats Directive (92/43/EEC) 'on the conservation of natural habitats and of wild fauna and flora' - known as the Habitats Directive. The Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (as amended) [the Habitats Regulations] which requires that HRA is applied to all statutory land use plans in England and Wales. The aim of the HRA process is to assess the potential effects arising from a plan against the nature conservation objectives of any site designated for its nature conservation importance. These areas consist of: Special Protection Areas (SPAs), which are designated as sites important for birds; Special Areas of Conservation (SACs), which are sites designated to protect important habitats and species; and Ramsar sites, which are globally protected wetlands.
- 2.24 The HRA work for the Draft LPP2 has been conducted alongside the sustainability appraisal process to ensure the processes inform each other. The HRA Report which accompanies the Draft LPP2 has informed the preparation of the SA and is available separately. In addition, account has been taken of the '*Winchester Local Development Framework Habitat Regulations Assessment (HRA) Report HRA (AA) of Submission Core Strategy*' (Enfusion, June 2012) which was carried out for Local Plan Part 1.
- 2.25 The screening considered the likely significant effects on sixteen European sites within the influence the plan. It was assessed that the majority of policies/ allocations were unlikely to have a significant effect on European sites alone given the location and scale of proposed development. Some allocations are proposed in close proximity to the River Itchen SAC; however, the screening concluded that there is suitable mitigation provided through strategic policies in LPP1 and development management policies in LPP2 and available at the project level to ensure that there will be no significant effects on European sites.
- 2.26 The screening found that nine of the site allocations identified to deliver new housing fall within the Solent Recreation Mitigation Partnership Charge Zone. It was concluded that as long as the standard contribution of £172 is provided for each new housing unit within the

charge zone, in line with the emerging Interim Solent Bird Disturbance Mitigation Strategy, then the development proposed will not have likely significant in combination effects on the Solent SPAs.

- 2.27 The HRA for the LPP1<sup>8</sup> concluded that there would not be adverse in combination effects on the integrity of European sites as a result of the proposed distribution and overall level of growth proposed in the Plan area (as well as surrounding areas). The Draft LPP2 does not propose any additional growth on top of what is already proposed through the adopted LPP1. It is considered that suitable mitigation is provided through strategic policies in LPP1 and development management policies in LPP2 and available at the project level to ensure that there will be no significant in combination effects on European sites.
- 2.28 The screening concluded that none of the policies/allocations in the Draft Local Plan Part 2 are likely to have a significant effect either alone or in combination on the identified European sites; therefore, an Appropriate Assessment is not required. The findings of the HRA will be subject to consultation comments and advice from NE and wider stakeholders.

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<sup>8</sup> HRA (AA) of Submission Core Strategy June 2012.

### 3.0 SUSTAINABILITY CONTEXT AND OBJECTIVES

#### Introduction

- 3.1 Since the production of the Scoping Report in 2008 the baseline and the review of plans and programmes has been updated to reflect the current evidence. This Section provides a summary of the updated baseline information, including consideration of the likely evolution without the plan, and it provides a summary of the relationships between the Draft Local Plan Part 2 and other relevant plans and programmes. It also provides an overview of the characteristics of the Plan area and sets out the key objectives, problems and opportunities for sustainable development and spatial planning identified from the analysis of the evidence.

#### Review of Relevant Plans and Programmes

- 3.2 In order to establish a clear scope for the SA of the Draft LPP2 as part of the WDDF, it is necessary (and a requirement of SEA) to review and develop an understanding of the wider range of policies, plans, programmes and sustainability objectives"<sup>9</sup> that are relevant to the WDDF. This includes International, European, National, Regional and local level policies, plans and strategies. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives (hereafter referred to as 'relevant plans and programmes') promotes systematic identification of the ways in which the Draft Local Plan Part 2 could help fulfil them.
- 3.3 A thorough review of relevant plans and programmes was undertaken during the SA/SEA scoping stage in accordance with the requirements of the SEA Directive, this included considering the wider plans reviewed as part of the development of the evidence base for the WDDF. This Plans and Programmes review was reported in the SA Scoping Report published in July 2007 and is available on the Council's website:

<http://www.winchester.gov.uk/planning-policy/sustainability-appraisals/scoping-report-07/>

- 3.4 In 2008, it was noted that the release of various new plans and programs, warranted an update of the plan and programmes review. At this point the update also included additional work to ensure that Human Health and Social/ Equality issues were appropriately addressed and informing the ongoing SA/SEA process by providing a credible evidence base. Further updating was carried out during 2011 to inform the appraisal for LPP1 - Joint Core Strategy and has been done again in 2013/2014 for the Draft LPP 2. The plan and programme review including the updates is presented as Appendix IV to this Report. Key issues and

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<sup>9</sup>Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents  
ODPM, November 2005

opportunities identified for Winchester from the plans and programme review are included in Table 3.1.

### **Description of the Character and Baseline Conditions of Winchester and Likely Evolution without the Draft Local Plan Part 2**

- 3.5 Collection of baseline information is required under SEA legislation, and is fundamental to the SA process to provide a background to, and evidence base for, identifying sustainability problems and opportunities in Winchester and providing the basis for predicting and monitoring effects of the Draft LPP2. To make judgements about how the emerging content of the plan will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in Winchester today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the District to allow the potential effects of the Draft LPP2 to be adequately predicted.
- 3.6 The SA/ SEA Guidance provided by Government proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the SA process guides plan making and as new information becomes available.
- 3.7 SA/ SEA Guidance advises that, where possible, information should be collated to include:
- 'comparators' - (i.e. the same information for different areas) - as points of reference against which local data may be compared
  - established targets, which will highlight how far the current situation is from such thresholds
  - trends - to ascertain whether the situation is currently improving or deteriorating
- 3.8 A SA/SEA Baseline has been prepared for Winchester City Council's Draft LPP2. The Report draws together national, regional and local data to enable assessment of the current situation within the District. Targets and standards at international, national and local level are reviewed to provide the necessary context and to facilitate the focussing of resources into areas of non-compliance or significant failure. A summary of the updated baseline (2013/2014) information is provided below with the more detailed baseline, including comparators, established targets and trends; presented in Appendix V to this Report.
- 3.9 Drawing on information from the baseline compiled in Appendix V, a summary of the baseline has been provided below. It sets out the characteristics of Winchester as a whole and its main town and settlements likely to be affected by the implementation of the Draft Plan. It also addresses how the baseline might evolve without the Draft Plan.

### **The Character and Summary of Current Baseline of Winchester**

- 3.10 Winchester is situated in the South of England and comprises 66,107 hectares with over 50 rural settlements and the major settlement of Winchester Town. The landscape character of the District is one of rolling downland, typical of the Hampshire area. Approximately 40% of the District lies within the former East Hampshire AONB now integrated into the South Downs National Park. As over 40% of the District by area (and 16.6% by population) is within the South Downs National Park the Council has been working closely in partnership with the South Downs National Park Authority. However, the Local Plan Part 2 unlike the Local Plan Part 1, will not cover the area of the District within the National Park.
- 3.11 The form and quality of the natural and built environment of the District is a fundamental feature and highly valued. The District has many special heritage characteristics with over 2,000 listed buildings, more than 30 conservation areas, over 100 scheduled ancient monuments and 10 historic parks and gardens and a registered battlefield. The natural environment is also valued with a range of local, national and European designations. The tidal area of the River Hamble/Solent within the District is both a Special Area of Conservation and a Special Protection Area, and the Itchen Valley, which covers a large part of the District including the source of the River Itchen is also a Special Area of Conservation. At a more local level there are over 600 sites of importance for nature conservation and 17 Sites of Special Scientific Interest.
- 3.12 The majority of the district lies within the River Test and Itchen Catchment Area where economic damages due to flooding average £7million per year, with over 3,000 properties at risk. However, most of the District is located in Flood Zone 1 with low probability of flooding but there are key areas of flood risk along the three main river courses of the Itchen, Hamble and the Meon. Much of the historical flooding events in the District have been caused from rising groundwater. This is because the majority of the district is underlain at a shallow depth by a major Upper Chalk aquifer. Moreover, the northern half of the district lies on a number of major aquifers which are considered to be of high vulnerability.
- 3.13 The 2011 Census recorded the District as having a population of 116,595. Between 1991 and 2001 Winchester's population grew from 96,386 to 107,222 (an increase of 11.2%) and again by 8.7%, between 2001 and 2011. It is expected that the population between 2011 and 2031 is to grow by a further 14%<sup>10</sup>. In addition, Winchester has a large working age population, mostly made up of those in the mid to latter half of their working lives. It is the least densely populated district in Hampshire covering some 661 square kilometres with over 50 rural

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<sup>10</sup> Hampshire County Council forecasts for Winchester District, contained in Winchester's Housing Technical Paper, June 2011.



settlements, centred around the county town of Winchester itself. In addition, 74% of residents consider themselves in good health compared to 68% nationally. Population projections indicate that by 2031 over a third of the District's population will be of pensionable age. The population is typically white British with only a 9.4% representation non white and white other ethnic groups.

- 3.14 Winchester District is amongst the twenty most affluent districts in the country. Average house prices are significantly higher in Winchester when compared with the South East. The average price of a detached dwelling in Winchester (2011) is £287,750, which compares with the South East average of £228,000. The availability of affordable housing is set to becoming a growing issue for the authority.
- 3.15 Winchester is a generally prosperous area and key employment sectors include public administration and health; banking and finance; tourism, distribution and the leisure sector. A large proportion of the working age population is in work and at 80.4 % this is higher than the regional and national averages. A strong, knowledge based economy is driven by over 30% of the working population holding professional skilled roles. Winchester's relative prosperity is reflected in reasonably low deprivation, excellent health conditions among the District's population (although some pockets of poorer health in the more urban areas are evident), and low crime rates.
- 3.16 Winchester is well connected to London and the South East through a number of major road links including the M3/M27 and A303. This relative ease of access supports a high level of commuting activity with 32,000 commuting into the City and 21,000 commuting out on a daily basis with 50% of all in-commuting to Winchester coming from the Solent area. Winchester has direct rail connections to London and Southampton, however, public transport usage in the District (5.6%) is lower than the South East average (7.8%).
- 3.17 Air quality and traffic congestion, particularly in the main town, are key problems and Winchester Town contains an Air Quality Monitoring Area (AQMA). CO<sub>2</sub> emissions per capita are particularly high in the District. Car ownership is high with the number of households with two or more cars approximately 50% higher than the national average. In addition, household recycling rates for the District have fallen over the previous 5 years<sup>11</sup>.
- 3.18 The key characteristics of Winchester's eight larger settlements and also Winchester Town are set out under the following headings. Winchester Town itself is a hub as a main employment, retail and leisure centre for both its residents and those in nearby villages. Urban areas on the southern fringes of the District have a strong functional relationship with the Southampton/Portsmouth conurbation, rather than Winchester. The

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<sup>11</sup> WCC (2014) Household waste recycled [online]  
<http://www.winchester.gov.uk/data/performance-measures/environment/percentage-household-waste-recycled/> [accessed August 2014]

remainder of the District has dispersed villages and market towns which vary in their size, character and functional relationships with each other. All of the eight larger settlements act as a focal point for their own communities and also to a certain extent the smaller villages surrounding them. All these local communities wish to maintain and improve local facilities, including public transport. They acknowledge the importance of providing for local housing needs, especially for affordable housing and older persons' housing, with some limited growth for economic purposes, particularly for new 'start-ups' and to address the changing requirements of businesses. They all recognise that they have a strong community identity and are concerned about threats to this identity through inappropriate development.

- 3.19 As much of the District is rural in nature, development sensitivities reflect the requirement to protect environmental and heritage distinctiveness whilst providing housing and facilities for an expanding population. Areas for development are therefore limited by physical constraints, including areas at risk of flooding, areas protected for their landscape value, and areas protected for their ecological value. Some such areas are of local, regional, national and international importance, including those protected by the EU Habitats Directive.

### **Bishop Waltham**

- 3.20 Bishops Waltham is a main settlement in the Market Towns and Rural Area and has higher levels of population, service provision and connections with surrounding communities than other settlements. It is considered to be a 'district centre' and acts as service centre for a wider rural population providing a number of key facilities such as medical provision, shops, libraries, education and sports facilities.
- 3.21 Bishops Waltham has an attractive rural setting protected by a settlement gap to the south to prevent coalescence with Swanmore and Waltham Chase in particular. It is also situated in 'gateway' locations to the South Downs National Park which borders the northern edge of the settlement. Its proximity to the National Park provides opportunities for tourism.
- 3.22 The centre has much historical interest, having developed around a medieval town and contains the Scheduled Monuments of the Bishop's Palace and fish ponds. The Palace is also listed as a historic park and to the east of the settlement lies another scheduled monument at Two Bowl Barrels. There are 119 listed buildings within the settlement most are around the town centre which makes up a large part of the Conservation Area.
- 3.23 Bishops Waltham lies in the upper reaches of the River Hamble and an area at high risk of flooding runs through the settlement across the ponds in the centre of the town.

- 3.24 The Moors SSSI lies on the south eastern boundary of Bishops Waltham part of which is also a Local Nature Reserve; this contains wetland and ancient woodland habitats. In addition, a number of SINCs have been designated around the settlement.

### **Colden Common**

- 3.25 Colden Common is a rural village on the outskirts of the South Downs National Park to the North, East and West of the settlement. The triangle of Main Road, Highbridge Road and Church Lane broadly contain the main developed area of the village. The settlement lies close to many remnants of ancient woodland, part of the former Forest of Bere. There are a number of SINCs located around the settlement to the east, mainly protecting ancient or semi-natural woodlands. In addition, the River Itchen lies to the west of the settlement. The river and its wetlands have been designated as a SSSI and the channel as a SAC. Furthermore, the northern half of the settlement falls within a groundwater source protection zone and the south western tip falls within a groundwater safeguarded zone.
- 3.26 There are two historic parks in the vicinity of Colden Common (Brambridge Park and Twyford Moors House) and the avenue of lime trees leading from the B3335 to Brambridge House on the west of the village is one of the largest in Hampshire. There is only one listed building within Colden Common settlement although a number of listed buildings lie along the Main Road on the northern edge of the settlement.

### **Denmead**

- 3.27 Denmead has a rural character which is protected by a settlement gap to the east to prevent coalescence with Waterloo. The South Downs National Park lies just to the north of the village, although part of the parish is within the National Park. There are 19 SINCs in the parish mainly covering meadows, woodlands (including ancient and semi-natural woodlands) and Anthill Common. However, there are 4 grade II listed buildings within the settlement boundary.
- 3.28 Denmead lies along the upper reaches of the Wallington River which flows into Portsmouth Harbour via Fareham Creek. As a result a substantial area of housing is covered by Flood Zone 3 which cuts through the settlement across Hambledon Road, along Harvest Road to the West, and to the South, across Creech View, Forest Mead and to the field drains to the southeast of the settlement.

### **Kings Worthy**

- 3.29 Kings Worthy has a rural character even though the village also has a suburban element. The National Park borders the south-eastern edge of the settlement. Its rural character is protected by two settlement gaps

to the south and the east to prevent coalescence with Abbots Worthy, Headbourne Worthy and Winchester Town.

- 3.30 A Scheduled Monument lies to the West of the settlement which covers an Iron Age Field System, Banjo Enclosure and Romano-British Villa. To the east lie two more scheduled monuments, the Anglo-Saxon Cemetery (Worthy Park) and the late Iron Age Settlement Site of Grace's Farm. To the south lies the site of St Gertrude's Chapel. There are 14 listed buildings in the settlement boundary mainly clustered in the south of the settlement between Church Lane and London Road. This area also forms part of the Kings Worthy Conservation Area. A second conservation area at Abbots Worthy lies adjacent, just outside the settlement boundary.
- 3.31 A spring flows north to south through Kings Worthy along Springvale Road and Hookpit Farm Road into the watercress beds at Headbourne Worthy and finally into the Itchen River. As a result, this area has been identified as having a medium to high risk of flooding. The River Itchen flows along the southern edge of the settlement. The river and its wetlands have been designated as a SSSI and the channels as a SAC.

### **New Alresford**

- 3.32 New Alresford is a main settlement in the Market Towns and Rural Area and has higher levels of population, service provision and connections with surrounding communities than other settlements. New Alresford is identified as 'district centre' as it provides a good number of independent shops and services for the local community. The South Downs National Park lies to the southwest of the settlement of New Alresford.
- 3.33 New Alresford lies in the upper reaches of the River Itchen and it is also particularly sensitive in terms of water resources as the southern half of the town and the northern tip is located within a groundwater source protection zone. The river is designated as a SSSI (as has Alresford Pond) and as a SAC. A section of the River Arle and water meadows/cressbeds to the north of the settlement is designated as SINC as well as the Titchborne Down (Golf Course) to the south.
- 3.34 The Conservation Area covers the area of the compact town centre from the station to the north, westwards along the Avenue and along East Street to the entrance of Langton House. There are a large number of Listed Buildings within the settlement boundary mainly clustered in the Conservation Area. There also are four historic parks located around Alresford: Arlebury Park (north); Old Alresford House (north-east); Upton House to the (north-east); and Titchborne Park (South).

### **Swanmore**

- 3.35 Swanmore has a distinct rural character and the fields immediately to the north of Church Road are particularly important to the country

village character of Swanmore. The National Park borders the north-eastern edge of the settlement of Swanmore and Swanmore's rural character is protected by a settlement gap to the North and West to prevent coalescence with Bishop's Waltham and Waltham Chase. Furthermore, there are only three listed buildings (Grade II) within the settlement boundary (The Church of St Barnabas, The Rising Sun and Thatch Cottage) but to the east and south of Swanmore there are historic parks at Swanmore Park, Hill Place and Holywell House.

- 3.36 To the South East lies 'Dirty Copse' an area of ancient woodland designated as a SINC. Marsh's Meadow SINC is within the settlement boundary and New Road Meadow SINC, Belmont Meadow SINC and Brook Meadow SINC lie on the periphery of the settlement.
- 3.37 Swanmore lies in the upper reaches of the River Hamble and there is an area at high risk of flooding running along 'The Lakes' to Gravel Hill to the south.

### **Waltham Chase**

- 3.38 Waltham Chase is a semi-rural village and its setting is protected by a settlement gap to prevent coalescence with Swanmore and Bishops Waltham and Shirrell Heath. It contains a few ecological assets including the Waltham Chase Meadows SSSI which abuts the settlement to the East and a couple of outlying SINCs designated for grassland habitats and ancient woodland. In addition, there are no listed buildings or conservation areas within Waltham Chase although the Historic Park of Shedfield House lies to the South. There is however an area of medium to high flood risk to the north and east of the settlement along the upper reaches of the River Hamble.

### **Wickham**

- 3.39 Wickham lies on the southern tip of the South Downs National Park and has a rural setting. It is a compact historic village based around a medieval square and has been identified as district centre. There are two historic parks on the edge of the village (Park Place and Rookesbury Park School) and there are around 63 listed buildings within the village mainly centred on the square which is also covered by the Wickham Conservation Area.
- 3.40 There are a number of SINCs in the vicinity of Wickham mainly protecting small areas of ancient and semi-natural woodland. In addition, the River Meon flows through Wickham just behind the square and as a result there is an area of medium to high flood risk along the course of the river and its floodplain.

### **Winchester Town**

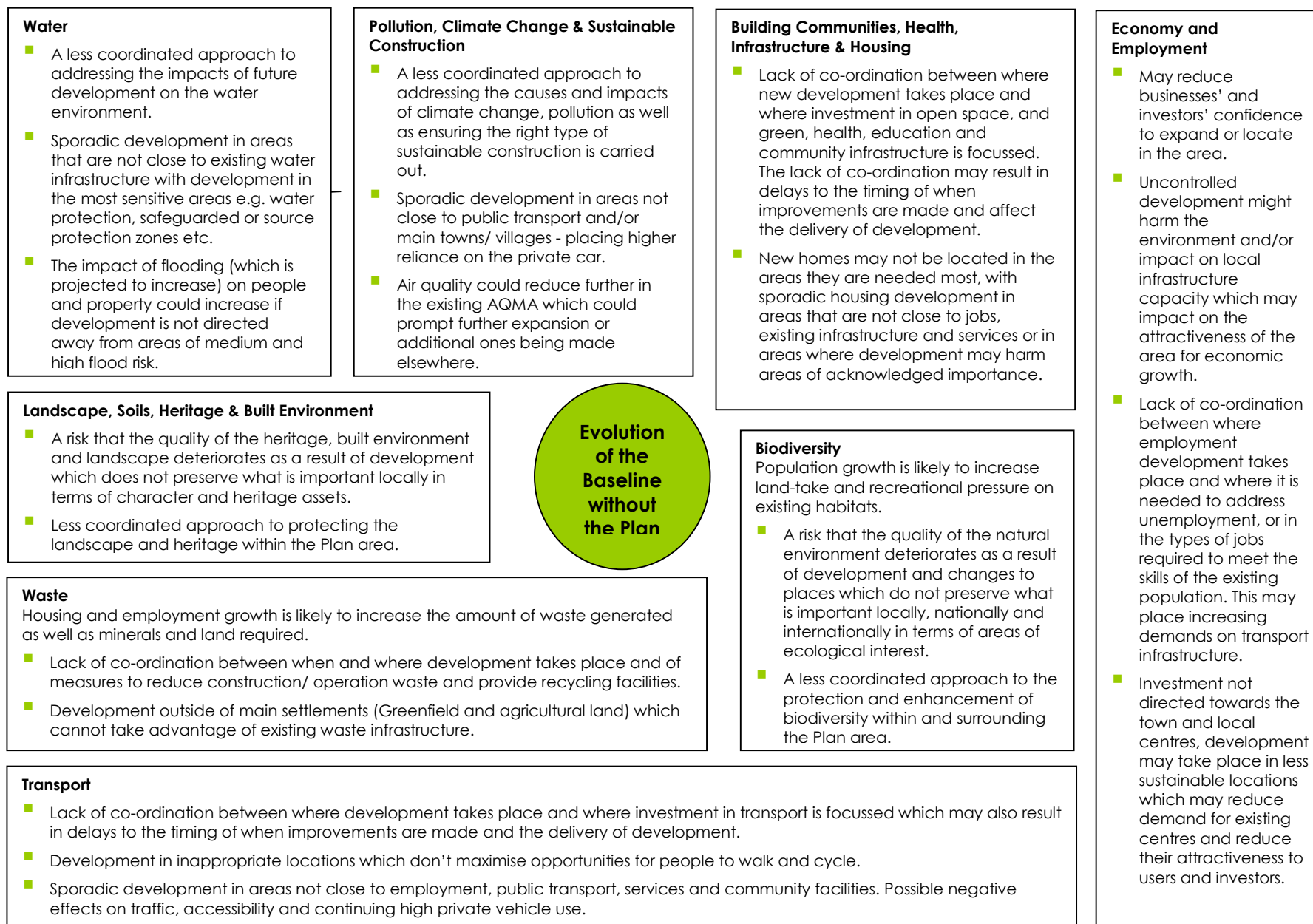
- 3.41 Winchester Town consists of the six Winchester wards plus the adjoining built up areas. As the largest settlement in the District, Winchester is

home to 36% of the District's population and about 50% of the total District employment provision. The quality of its schools and facilities make it popular with both families and professionals, it also has a thriving tourism industry attracting residents and visitors all year round. It is a base for many services and facilities which benefit residents and businesses in the District and beyond, and is a sustainable location for growth and change.

- 3.42 Winchester is situated on key road/rail networks, with access to Southampton Airport, creating ready access to London and beyond. There are significant patterns of in and out commuting due to the mismatch of workers and residents.
- 3.43 Winchester also enjoys a direct link to the countryside, with tranquil water meadows and the nearby hills of the South Downs. The South Downs National Park borders the eastern settlement boundary. Its settlement boundaries are protected by a number of settlement gaps to prevent coalescence with Compton Street, Kings Worthy/Headbourne Worthy and Littleton. The countryside to the north west of the town is particularly sensitive in terms of landscape as it contains a number of ridge lines which are considered to be integral to its setting.
- 3.44 The town has played an important role over the centuries as a seat of political and religious power and heritage is key to a part of its overall character. The Cathedral, the College and the Universities are all great Winchester institutions and these are generally located within the centre and lie within the conservation Area. There are a large number of heritage assets (Listed Buildings and Scheduled Monuments) within the centre and to mainly to the south and also along the two roman roads.
- 3.45 Green infrastructure also forms a valuable contribution to the setting of Winchester Town, through extensive tree coverage and areas of open land such as the Water Meadows, which come into heart of the town providing public access to the wider countryside. The River Itchen also passes through the Town and is designated as both a SSSI and a SAC. There are however, identified shortfalls in three types of open space in Winchester Town as a whole including: Equipped Children's & Young People's Space; Informal Green Space; and Parks, Sports and Recreation Grounds (parks only).
- 3.46 An AQMA has been declared within the town centre, due to the amount and type of pollutants recorded. An Air Quality Action Plan has been produced and this, in conjunction with the Access Plan aims to reduce nitrogen dioxide levels.

#### **Likely Evolution of the baseline without Local Plan Part 2 – Development Management and Allocations**

- 3.47 The diagram below depicts the likely evolution of the baseline without the LPP2.



### Sustainability Objectives - Key Issues and Opportunities

- 3.48 It is important to distil the key sustainability issues, problems and objectives relevant to the District from the collated information and consideration of the particular character of the area. These issues are considered to be priorities for consideration through the Sustainability Appraisal, and the SA Framework of sustainability objectives (detailed in Section 2) seeks to attend to them.
- 3.49 The following key sustainability issues were identified in the SA Scoping Report (2007) and are priorities for sustainability, arising from the particular characteristics, pressures and opportunities affecting Winchester District. These key sustainability issues are still relevant based on the baseline information updated through 2013/2014 (and including the NPPF); and accordingly, the SA Framework of SA objectives are still relevant and applicable.
- 3.50 The issues and opportunities are:
- **Population:**  
Winchester's population is increasing more rapidly than in surrounding areas. The majority of the population reside in rural areas. Population health is typically better than both national and regional averages.
  - **Economy:**  
The District has higher than average full time employment with a high percentage (30%) of the workforce educated and skilled, working in professional roles.
  - **Housing:**  
House prices in Winchester are significantly higher when compared with the South East, and there are identified shortages of affordable housing within the City and in rural areas, particularly for workers in lower paid professions who are required to commute.
  - **Transport:**  
Winchester City experiences significant problems with traffic congestion, exacerbated by high commuting trends of workers leaving the City to work in the South East and lower paid workers commuting into the City. The District has a proportionately higher level of car ownership when compared with neighbouring authorities.
  - **Landscape & Townscape:** Winchester's built heritage is distinctive and plays a major role in tourism interest for the area. Approximately 40% of the District lies within the South Downs National Park.
  - **Cultural Heritage:** The District has a rich archaeological resource including remains from prehistory to the military history of the last century, and has an extensive number of listed buildings which provide the area with a rich character and historical identity.
  - **Biodiversity:** The District has a variety of high quality habitats including sites designated as Special Areas for Conservation, Special Protection Areas and Ramsar sites. There are two nationally designated nature reserves and nine local nature reserves.
  - **Water:** Water supply in the area is dependent mainly on groundwater but also from surface waters (e.g. Rivers Itchen and Test). Whilst there has been an overall improvement in river quality in the area since 1990 the



River Itchen (which is designated as an SAC) is experiencing pollution pressures from agriculture and sewage discharges arising from population growth.

- **Air Quality:** Monitoring indicates that air quality in the area is good, however traffic emission and the predicted growth in road traffic is noted as a major source of nitrogen dioxides.
- **Climate Change:** Winchester falls within an area of the South East that has seen carbon dioxide emissions rising progressively. Renewable energy sources in the area are currently limited.
- **Waste:** Projected population increases will require increased waste management capacity in the Winchester area and substantial improvements in recycling rates are required to meet statutory targets.

3.51 Table 3.1 sets out the key sustainability issues and opportunities.

<b>Table: 3.1: Key sustainability issues/ opportunities identified for the Winchester District area</b>
Maintaining and developing Winchester City as a centre for commerce and learning, and stimulating the rural economy in the context of growing development pressures from the urban centres to the south of the District.
Reducing unsustainable traffic and transport trends (commuting patterns), including associated carbon emissions by reducing the need to travel by car and creating opportunities for renewable energy development.
Improving the supply, availability of affordable housing.
Protecting valued landscape and habitats; including seeking opportunities for new Green Infrastructure networks.
Catering for the needs of an ageing population.
Ensuring that infrastructure requirements meet the needs of new development and take account of constraints (water, biodiversity etc.).

## 4.0 SA OF POTENTIAL SITE ALLOCATIONS

### Identifying Potential Allocations to be subject to SA

- 4.1 The SEA Directive/ Regulations require assessment of the 'reasonable alternatives' although they do not specifically define what is meant by the term. However, UK SA/SEA guidance<sup>12</sup> advises that each alternative 'must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made' and that they must be 'realistic and deliverable.'
- 4.2 In addition, guidance provided by the Planning Advisory Service<sup>13</sup> sets out three broad sets of criteria for deciding what is reasonable and suggests in particular that if 'sites don't satisfy these criteria then they are not 'reasonable' alternatives and should be discounted.' The three broad criteria are provided below:
- **Exclusionary criteria** – e.g. flood risk areas, areas of outstanding natural beauty (AONB) and green belt (taking into account Section 9 of the NPPF (paras 79-92)) and areas outside the pattern of development set out in the strategy.
  - **Discretionary criteria** – e.g. relating to public rights of way, agricultural land, local nature conservation designations etc. which might not lead to the exclusion of a site but would be important from a sustainability perspective and should influence the decision as to whether or not a site is taken forward (and, if it is, the conditions that might be attached to any development).
  - **Deliverability criteria** – e.g. land ownership, access, planning history, viability, size etc. all of which may have a bearing on whether or not the site is deliverable as a location for development.
- 4.3 With the above in mind and to identify suitable allocation sites to deliver the development needs for inclusion into the Draft Local Plan Part 2, the Council collected information from:
- its Strategic Housing Land Availability Assessment (SHLAA) using the December 2012 Full Report as a baseline which included data collected up to and including 31 March 2012.
  - its existing 2006 Local Plan
  - 'Call for Sites' consultation.
- 4.4 The 'Call for Sites' consultation was held between 19 December to 22 February 2013 when the Council invited landowners, developers, public

<sup>12</sup> Department for Communities and Local Government (2014) National Planning Practice Guidance – Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/> [accessed June 2014]

<sup>13</sup> Planning Advisory Service (July 2013) The Principles of Plan making - Chapter 6 - The Role of Sustainability Appraisal. Online at <http://www.pas.gov.uk/chapter-6-the-role-of-sustainability-appraisal> [accessed June 2014]

authorities, and/ or individuals with an interest in the area, to put forward land for consideration in the Draft Local Plan Part 2. The Council provided the following on its website to invite sites to be put forward:

- Notice under Regulation 18 of the Local Planning Regulations – to notify all interested parties about the commencement of the preparation of the Draft Local Plan Part 2;
- Guidance Note – to explain how to get involved in the preparation of the plan;
- Site Assessment Checklist – to identify potential constraints to sites;
- 'Call for Site' form – to provide a standardised format to ensure all relevant information about a site put forward.
- Information document – to set out the matter for consideration with regard to a boundary review.

- 4.5 The information collected was then processed by the Council who added the sites to an update to the SHLAA published in July 2013; this update excluded sites which had subsequently been granted planning permission between 1 April 2012 and 31 March 2013 or been allocated in the adopted LPP1.
- 4.6 In 2013, the Council then undertook a first sieve of the sites and excluded sites which did not meet the pattern of development set out in the LPP1 strategy as they are more distant from the Policy WT1 and MTRA2 settlements in accessibility terms than would normally enable access to services and facilities by other than a private car.
- 4.7 The first site sieve also identified sites which were:-
- within the settlement boundary where there is a presumption in favour of development (Saved WDLPR 2006 policy H3 and Draft LPP2 Policy DM1).
  - located in the South Downs National Park which is outside the LPP2 planning area
  - under 0.3 of a hectare (considered too small for allocation in the Local Plan)
- 4.8 These sites were considered through the SA process as they could be reasonable alternatives to meeting the housing needs of the local community. The sites within the settlement boundaries do not need to be formally allocated in LPP2, but are a component of the housing land supply and therefore still need to be assessed through the SA. The remaining 211 sites were considered 'reasonable' and were subject to SA.

### **Summary of the SA for Allocations**

- 4.9 The following paragraphs provide a summary of the findings of the SAs of the potential allocations referring to the allocations unique reference number, identified through site selection methods. The potential allocations have been grouped together according to which main settlement boundary they are in or are closest to and the summary of findings have been presented under the headings found within the Draft LPP2 – Settlements and Winchester Town.

4.10 For certain SA Objectives, it was found that the effects identified were common to all sites. These included the following:

- Housing - All allocations were considered likely to provide housing if developed and through compliance with the following policies, where applicable: (Policy CP 1 – Housing Provision; Policy CP 2 – Housing Provision and Mix; Policy CP3 – Affordable Housing Provision on Market Led Housing Sites; Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs; Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpersons; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles. As a result all sites were assessed as being likely to lead to major long-term positive effects on this SA Objective assuming that adequate types, tenures and sizes of housing are provided.
- Waste – It was considered that all allocations could achieve this Objective through meeting the requirements set out in the LPP1 Policies (including Policy DS1 – Development Strategy and Principles). Minor positive effects were identified for all sites against this Objective.
- Climate Change – It was assumed that all allocations could achieve this Objective through meeting the requirements set out in the LPP 1 Policies (including DS1 – Development Strategy and Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy) leading to minor positive effects.
- Sustainable Construction - All allocations were deemed to be able to achieve this Objective as they must meet the requirements set out in the LPP1 Policies (including CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable; and Decentralised Energy; CP14 – Effective Use of Land).
- Economy and Employment - uncertain effects were identified for all of the potential allocations as it was not known at the time of the assessment whether employment land would be provided on any of the allocations.

#### **Mitigation, Recommendations and Residual Effects for All Potential Allocations for Plan-Making**

4.11 In addition, the SA identified a number of recommendations to address negative effects and enhance positive effects. A number were found to be relevant to all potential allocations and these have been provided below. Specific recommendations for individual allocations/ settlements have been set out under the appropriate settlement heading.

- It is recommended that development of any of the sites should include provision of new open space including allotments. This would lead to positive effects on Health and also [Green] Infrastructure (GI).
- It is recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to GI on and around them should be included. This would increase the certainty of positive effects on Infrastructure.
- It would be recommended that the hedgerows on all sites should be protected from development through providing GI buffers and this will

lead to minor positive effects on the SA Objective of Biodiversity as well as Infrastructure and Landscape.

- Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport.
- It would be recommended that any development should take account of the good practice guidance such as the 'National Planning Practice Guidance on Design (March 2014)' and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA Objective of Building Communities.

### **Summary of SA Findings for the Settlements**

- 4.12 The 156 potential allocations, distributed across the 8 larger settlements in Winchester District (and one allocation in Whiteley), were subject to SA individually with key effects drawn out for each potential allocation. Each site was appraised to the same level of detail in line with case law<sup>14</sup>. The 8 larger settlements included: Bishops Waltham; Colden Common; Denmead; Kings Worthy; New Alresford; Swanmore; Waltham Chase; and Wickham.
- 4.13 Each settlement was given an overall set of symbols against each SA Objective rather than each site. The final symbol or symbols depicted the most significant positive and negative effects recorded taking into account cumulative effects. It was felt that this approach set the focus on the significant effects, and in particular significant cumulative effects, and would allow these to be presented in a more concise and readable format.
- 4.14 Details of the sustainability appraisals of all the allocations considered are provided in Appendix VI of this SA Report.

### **Bishops Waltham**

- 4.15 The SA considered 26 potential allocations for Bishop's Waltham and it found that the allocations to the South East of Bishops Waltham and within the settlement boundary are likely to positively progress the majority of the SA Objectives compared to the other allocations assessed. The majority of allocations are likely to lead to minor positive effects on the SA Objectives of Built Environment and Health given that most are located within 800 m of the town centre which provides a good range of existing services and facilities and the opportunity to improve these and provide good quality housing to meet local needs. Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution (presence of over power cables and short-term construction effects); Infrastructure (shortfalls in open space); Employment (loss of two existing

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<sup>14</sup> Heard v Broadland District Council, South Norfolk District Council, Norwich City Council (2012) EWHC 344

employment sites on sites 852 & 1712) and Health (short-term construction effects and exacerbation of shortfalls in allotments).

- 4.16 The table below summarises the key negative and positive effects identified for the potential allocations in Bishops Waltham.

**Table 4.1 – Key Negative and Positive Effects identified for the potential allocations in Bishops Waltham**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Landscape and Soils – Sites 1877; 1968; 2446, and 2459 through loss of agricultural land; sites: 291 (southern tip only); 2572 (southern tip only); and 283<sup>15</sup> (presence of mineral reserves); sites 2525, 1968, 2570, 2521, 2522 and 2571 (outside of the settlement boundary and located within the South Downs National Park); sites 2398, 2519, 280, 2571, 2522 (Settlement Gap)</li> <li>■ Water – Sites 283 and 281 which fall within an area of medium to high flood risk zone and sites 2525, 1968, 2570, 2521, 2522, 2459 and 2523 which are located on major aquifers of high/intermediate vulnerability.</li> <li>■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward.</li> <li>■ Building Communities – large scale development at site 283.</li> <li>■ Infrastructure - Development at the following sites would lead to the loss of open space: 2572; 2569; and 2571. In addition, a number of the sites if developed as proposed would result in the direct loss of GI assets and these include: 2572; 2569; 2571; 356; and 283.</li> <li>■ Heritage – Site 1721 has one listed building (Grade II listed Town House) present on this site which could be directly affected by any proposed development.</li> <li>■ Health - Development of site 2569 would result in the loss of all the</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities - The Brownfield sites including sites 1712 and 852.</li> <li>■ Landscape and Soils - The Brownfield sites including sites 1712 and 852.</li> <li>■ Transport – All sites (except 281, southern half of 2572, 283 and the eastern half of 2525) are within 0 – 400 m of a bus stop. In addition, sites 1712, 2523, 2459, 852 and 2519 are very close (0 – 400 m) to the town centre.</li> </ul>

<sup>15</sup>[Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report.2013](#) [Accessed Aug 2013]



allotment land for Bishop's Waltham and this will lead to major negative effects unless it can be re-provided elsewhere.	
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### **Mitigation, Recommendations and Residual Effects for Plan-making**

- Consideration should be given to developing policies to require that all development within this settlement should be subject to archaeological survey prior to development. This will provide firm mitigation to reduce and/or prevent negative effects on archaeology.
- It is recommended that specific mitigation is provided in policy wording ensure the certainty of mitigation for heritage assets and the possible realisation of positive effects on Heritage.
- If sites 1877, 356, 283, 2390, 2520, 2569 and 1879 were developed, it is recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. This will increase the certainty of positive effects on landscape.
- For sites 283 and 2572, to avoid negative effects resulting from the presence of overhead power cables, it would be recommended that any new development should avoid these cables and an appropriate buffer zone be put in place.
- It should be noted that if all the sites south and west of the settlement boundary were developed, there could be opportunities to create a wildlife corridor linking the SINC located on 365, Bishops Waltham Branch Line LNR, the BAP habitats on 2398 and The Moors, Bishops Waltham SSSI and LNR. There could also be an opportunity to create new habitats on 283, 2569, 1877. If the requirement to create a wildlife corridor was inserted into policy this to lead to major positive long-term effects on biodiversity.

### **Colden Common**

- 4.17 The SA considered 20 potential allocations for Colden Common and it found that the potential allocations within or immediately adjacent to Colden Common's boundary were likely to progress the majority of the SA Objectives. The majority of allocations were assessed as likely to lead to minor positive effects on the SA Objectives of Built Environment and Health given that all could meet the requirements of Policy MTRA2 and all could provide access to additional good quality housing. It was considered that the sites within the Settlement boundary may however support the vitality and viability of the village centre better than sites outside. Minor negative effects were generally found for each allocation with regard to the SA Objectives of: Pollution (short term construction effects and the area is more vulnerable to pollution given the number of sensitive water features); Health (short term construction effects); and Water (settlement located on a number of sensitive water features). Neutral effects were identified for the SA Objectives of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 –

Development Strategy and Principles was sufficient to reduce identified potential negative effects.

- 4.18 The table below summarises the key negative and positive effects identified for the potential allocations in Colden Common.

**Table 4.2 – Key Negative and Positive Effects identified for the potential allocations in Colden Common**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Landscape and Soils – sites: 1874, 2389, 1870, 1871, 2401, 275, 2389, 2494, 2511, 2498 and 2500.</li> <li>■ Water – all sites except for 2501, 2503 and 2502 are located on one or more of the following and as a result are considered to have major negative effects on water: on major or minor aquifers with high/ intermediate vulnerability; on groundwater source protection zones; and or groundwater safeguarded zones.</li> <li>■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward.</li> <li>■ Infrastructure – sites 2389 and 2511 could result in the direct loss of Green Infrastructure assets where mitigation is likely to be difficult.</li> <li>■ Biodiversity – if sites 2500, 2511, 2497 and 2389 are taken forward there could be a major cumulative effect in the long-term through habitat loss (BAP and/or SINCC) and habitat fragmentation.</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Transport – all sites except for 2527 in terms of access to bus stops.</li> <li>■ Building Communities – sites: 888, part of 2499 and 275.</li> <li>■ Landscape and Soils – sites 888 and part of 2499.</li> </ul>

### **Mitigation, Recommendations and Residual Effects for Plan-making**

- The majority of sites to the south, east and north adjacent to the settlement boundary could provide opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets identified in or around the settlement.
- With regard to the SA Objective of Infrastructure and within the Green Infrastructure, negative effects identified could be changed to positive if a firmer requirement to provide open space on the sites is included in the relevant site allocation policy wording. This could also lead to further positive effects on Health.



- Opportunities exist for sites 1874, 1870 and 1871 if they are taken forward, to create additional priority habitats and therefore improve connectivity to biodiversity assets for the North, West and South of the existing settlement where access and habitat is limited. This could lead to minor positive effects.
- If sites 2401 and 1874 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. This will increase the certainty of positive effects on landscape.
- If taken forward, specific requirements to enhance heritage features could be put in place for sites 1870, 2494, 2495, 275, 1871, 2561 and 1874 which either contain or are in close proximity to heritage assets and this would lead to positive effects on the Heritage.

## Denmead

- 4.19 Denmead is producing a Neighbourhood Plan which will make the site allocations necessary to comply with Local Plan Part 1. The Neighbourhood Plan is subject to its own assessment requirements. Nevertheless, in the event that the Neighbourhood Plan does not proceed it was felt necessary to assess the potential allocation sites as well as the emerging Development Management Policies which would also apply in Denmead.

The assessment has found that the potential allocations within and adjoining the settlement boundary to the South West, West and North were likely to positively progress the majority of the SA Objectives compared to other allocations. The SA considered 28 potential allocations. The majority of the allocations were likely to lead to minor positive effects on the SA Objectives of Building Communities/ Built Environment (certain allocations meeting requirements of the Village Design Statement and MTRA1 and 2) and Health (opportunity to provide additional good quality housing). Minor negative effects were generally found with regard to the SA Objectives of: Transport (traffic); Pollution; Landscape (majority of sites are Greenfield); and Health (lack of allotment provision and short-term construction effects). Neutral effects were identified for the majority of allocations for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects.

- 4.20 The table below summarises the key negative and positive effects identified for the potential allocations in Denmead.

**Table 4.3 – Key Negative and Positive Effects identified for the potential allocations in Denmead**

Key Negative Effects:	Key Positive Effects:
Major negative effects have been identified for the following SA Objectives:	Major positive effects have been identified for the following SA Objectives:

<ul style="list-style-type: none"> <li>■ Building Communities - 2018 and eastern half of 301 due to proximity to community facilities and the existing community of Denmead.</li> <li>■ Infrastructure – Sites 1841, 302, 1776, 2493, 2004 and 2565 which would result in the loss of District level GI (SINCs) if developed.</li> <li>■ Transport - The Eastern half of 301 and site 2018 are over 1600 m from the majority of existing service and facilities. Site 2018 is over 1600 m from the nearest bus stop.</li> <li>■ Water - All the sites (except for 310, 311, 2003, 2425 and 362) mainly to the North, East and west, are in one or more of the following: in medium to high flood risk zones and on major aquifers with high or intermediate vulnerability.</li> <li>■ Biodiversity – cumulative effects if all the following sites were taken forward: 301, 1841, 311, 2565, 1776, 2493, 302, 2496, 2455, 302, 2004 and 2565.</li> <li>■ Landscape and Soils – Major effects have been identified because they are located in a gap and/ or loss of high grade agricultural land. Sites: 1878, 1776, 2493 301, 312, 1841, 2004, 378 and 2018.</li> <li>■ Economy and Employment – Site 2003 would result in the loss of an important employment facility.</li> </ul>	<ul style="list-style-type: none"> <li>■ Building Communities – The Brownfield sites including 2003, 2054, and 1783.</li> <li>■ Infrastructure - the sites adjoining the settlement boundary to the South East, East and within the settlement boundary of Denmead have good access to all existing open space.</li> <li>■ Transport – The following sites are within 400m of a bus stop: 1783; 367; 378; 310; 311; 2003; 2425; 362; 1878; 2493; 1776; 1878; 2565; 2512; 302; 2526; 2455; 2496; 3469 and 1835. Also sites 2054, 1783 and 367 due to their close proximity to existing services and facilities.</li> <li>■ Landscape and Soils – The Brownfield sites including 2003, 2054, and 1783.</li> </ul>
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### Mitigation, Recommendations and Residual Effects for Plan-making

- The sites to the south of Denmead offer greater opportunities to enhance GI and access to GI given their close proximity to all the District level strategic GI assets in and around the settlement.
- If sites 302, 2455, 1835, 2054, 2003, 378, 1776, 2493, 2565 and 2496 are taken forward, it would be recommended that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.
- The sites to the South of Denmead offer the opportunity to increase access to biodiversity through improved connections and additional links to the Creech Wood SINC adjacent the southern boundaries of the site as well as providing enhancements for SINC through reinforcing and providing additional green infrastructure. A new corridor could also be developed with the BAP habitats and SINCs to the West of Denmead. It would be recommended that if these sites were taken forward that the

opportunities identified above are inserted into the site allocation policy wording to ensure that minor long-term positive effects are realized.

- Sites 302, 2512, 2526 and 301 are partly covered by overhead power cables which could affect the health of any potential residential occupant leading to minor negative effects in the long-term. To avoid these negative effects, it would be recommended that any new development should avoid these cables and an appropriate bufferzone be put in place.

## Kings Worthy

- 4.21 The SA considered 9 potential allocations and found that the potential allocations located in the southern half of Kings Worthy and the ones within the settlement boundary were likely to positively progress the majority of the SA Objectives compared to the other potential allocations. The majority of sites were assessed as being likely to lead to minor positive effects on the SA Objectives of Built Environment (high quality design) and Health (opportunity to provide good quality housing). Minor negative effects were generally found with regard to the SA Objectives of: Transport (traffic); Pollution (short-term construction effects); and Health (lack of allotment provision, healthcare facilities and short-term construction effects). Neutral effects were identified for the majority of sites (except for 500) for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects.
- 4.22 The table below summarises the key negative and positive effects identified for the potential allocations in Kings Worthy.

**Table 4.4 – Key Negative and Positive Effects identified for the potential allocations in Kings Worthy**

Key Negative Effects:	Key Positive Effects:
<p>The northern part of site 500 is designated as a scheduled monument and this would present an absolute constraint unless it is excluded from the development.</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – Site 2510 given its remoteness from the existing community facilities.</li> <li>■ Water - All the sites as they are located in one or more of the following: in medium to high flood risk zones; on major aquifers with high or intermediate vulnerability; and in a groundwater source protection zone.</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – Sites 381, 2508, 2509 and part of 329.</li> <li>■ Transport – All sites in terms of access to public transport and sites 381, 2508 and 2509 due to proximity to existing services and facilities.</li> <li>■ Landscape and Soils – The Brownfield sites: 2509, 381 and part of 329.</li> </ul>

<ul style="list-style-type: none"> <li>■ Landscape and Soils – Major effects have been identified because they are located within a settlement Gap and/ or loss of high grade agricultural land. Sites: outside of the settlement boundary to the south and east including 365, 364, 500 and 2508.</li> <li>■ Transport – cumulative effects if all sites are taken forward.</li> </ul>	
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### **Mitigation, Recommendations and Residual Effects for Plan-making**

- A very small part of site 500 falls within an area of medium to high flood risk zone and it would be recommended that development would not be permitted in that part if the site is taken forward.
- There are opportunities to link and create greater access to BAP habitats/ GI assets adjacent to sites 2506, 364, 365 and 500 through creation of new habitat on these sites which could lead to major positive effect. In addition, development of both site 2506 and site 500 could provide opportunities to enhance and provide additional rights of way through the sites to provide greater access to the GI assets.
- If sites 500 and 2506 are taken forward, it would be recommended that part of the sites to the west next to the railway line is set aside for GI which will benefit infrastructure and biodiversity as well as providing mitigation for noise.
- If sites 2508, 500 and 329 are taken forward, it would be recommended that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.
- It would be recommended that it should be a requirement of the site allocation policy for sites 500, 2506 and 329 to include the need to carry out an archaeological investigation prior to development. This would prevent any negative effects.
- For site 329 it is recommended that a survey should be undertaken to determine the continued presence of BAP habitat.
- There are opportunities to link and create greater access to BAP habitats adjacent to sites 2506, 364, 365 and 500 through creation of new habitat on these sites which could improve the certainty of positive effects on Biodiversity.

### **New Alresford**

- 4.23 In total, 13 potential allocations were subject to SA within and close to the New Alresford settlement boundary. The assessment has found that the potential allocations to the East of New Alresford and within the settlement boundary were likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites were assessed as being likely to lead to minor positive effects on the SA Objectives of: Infrastructure (in particular Green Infrastructure); Built Environment (high quality design); and Health (opportunity to provide good quality housing). Minor negative effects

have generally been found for each site with regard to the SA Objectives of: Transport (traffic and parking); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects); and Water (water sensitive features present). Neutral effects were identified for the majority of sites (except for 2552 and 2532) for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects.

- 4.24 The table below summarises the key negative and positive effects identified for the potential allocations in New Alresford.

**Table 4.5 – Key Negative and Positive Effects identified for the potential allocations in New Alresford**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Infrastructure – Site 2552 as it will result in the direct loss of a sports pitch.</li> <li>■ Water - All the sites as they are located in one or more of the flowing: in medium to high flood risk zones; on major aquifers with high or intermediate vulnerability; and in a groundwater source protection zone.</li> <li>■ Landscape and Soils – Major effects have been identified because of the presence of minerals and/ or loss of high grade agricultural land. Sites: 277; 1927; 276; 278; and 2408.</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – The Brownfield sites: 2535, 2534, 2533 and 2123.</li> <li>■ Transport – All sites except for 2533 in terms of access to public transport.</li> <li>■ Landscape and Soils – The Brownfield sites: 2535, 2534 and 2123.</li> </ul>

#### **Mitigation, Recommendations and Residual Effects for Plan-making**

- For sites 1966 and 277, given that they are in close proximity to the A31 and/or a railway line, it would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out. This will address potential negative effects on Health and Pollution.
- To help address the identified economic challenges, consideration should be given to creating a policy which would encourage tourism and business related development, in addition to housing.
- Part of sites 2552 and 2532 have been designated by Hampshire County Council as a historic park and it would be recommended that the part which is covered by the historic park is excluded from the development. This would reduce the negative effects identified on Heritage.
- If site 2553 is taken forward, it would be recommended that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.

- If taken forward, specific requirements to enhance heritage features could be put in place for sites 276, 2535, 2533, 2123, 2552, 2532 and 2534 which either contain or are in close proximity to heritage assets and this would lead to minor positive residual effects on the Heritage.

## Swanmore

- 4.25 The assessment has found that the sites within or partly within the boundary of Swanmore Village are likely to progress the majority of the SA Objectives. In total 23 potential allocations were considered. The majority of allocations were likely to lead to minor positive effects on the SA Objectives of; Built Environment; and Health (opportunity to provide good quality housing). It was considered that the sites within the Settlement boundary may however support the vitality and viability of the village centre better than sites outside. Minor negative effects have generally been found for each site with regard to the SA Objectives of Pollution; Health; and Water. Neutral effects were identified for the SA Objective of Heritage.
- 4.26 The table below summarises the key negative and positive effects identified for the potential allocations in Swanmore.

**Table 4.6 – Key Negative and Positive Effects identified for the potential allocations in Swanmore**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Landscape and Soils – All the sites to North-west, West and South outside of the settlement boundary as well as sites: 1876; 2447; 2458; 2463; part of 2513; 2458; and 2563.</li> <li>■ Water – All the sites which are located in medium to high flood risk zones and on major aquifers with high or intermediate, are considered to have major negative effects on water (sites 2505, 2593, 2464, 340, 2513, 466, 2473, 1876 and 2563).</li> <li>■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward.</li> <li>■ Infrastructure – there is one site (2464) which would result in the direct loss of District level GI (a SINC) if developed, leading to major negative effects on infrastructure.</li> <li>■ Built Environment - the sites to North-west, West and South outside of the settlement boundary if taken forward could potentially erode the overall</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Transport – all sites (except for 2453 and 2412) in terms of access to bus stops and other services and facilities.</li> <li>■ Building Communities – Sites 2514, 2513, 1876 and 2458 which are the closest to the village centre (0 to 400 m) and also the Brownfield sites of 2463, 1751 and 2473 (in part).</li> <li>■ Landscape and Soils – Sites 2463, 1751 and 2473 (in part) in terms of redevelopment of Brownfield land.</li> </ul>



village pattern, the surrounding landscape and the gaps between the other settlements of Bishop's Waltham, Waltham Chase and Shirrell Heath.	
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### **Mitigation, Recommendations and Residual Effects for Plan-making**

- The development on sites within a Gap as defined by Policy CP18 could be reduced and more GI incorporated to blend or soften any new development in the settlement gap. This could reduce the magnitude of the negative effects on landscape from major to minor.
- Sites 2412 and 2453 were considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the allocation policy wording.
- Given the lack of access to healthcare facilities in the Village, it would be recommended that contributions to increasing access to existing should also be sought.
- Site 2514 could provide an opportunity if taken forward to create additional car parking spaces or a safe dropping off zone for parents making use of the primary school adjacent which could help alleviate parking issues along Church Road, Chapel Road and Dodds Lane.
- Given site 2515's proximity to designated habitats and with BAP habitats being present in between, if taken forward there could be opportunities to provide greater connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects on Biodiversity.
- If sites 340, 2458 and 2513 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders.
- The Allan King's Way public right of way (PRoW) runs along the boundary of sites 2505, 2593 and 340 and if taken forward development of these sites could provide opportunity to enhance the PRoW by creating a safer and/or additional routes through the sites to encourage greater and safe access from and to the village. If this was requirement of the allocation policy it could lead to minor positive effects on Infrastructure.

### **Waltham Chase**

- 4.27 In total, 28 potential allocations were considered by the SA. The majority of allocations considered were likely to lead to minor positive effects on the SA Objectives of: Infrastructure (improvements to GI); Built Environment (high quality design); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution; Landscape; Infrastructure (shortfalls in open space); and Health (lack of allotment provision, access to healthcare and short-term construction effects). Neutral effects were identified for the SA Objective of Heritage as it was considered that the protection/ mitigation for all heritage assets provided by policies CP20 –

Heritage and Landscape Character; and DS1 – Development Strategy and Principles was sufficient to reduce identified potential negative effects.

- 4.28 The table below summarises the key negative and positive effects identified for the potential allocations in Waltham Chase.

**Table 4.7 – Key Negative and Positive Effects identified for the potential allocations in Waltham Chase**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Landscape and Soils – The following sites for various reasons (high grade agricultural land loss, located within a settlement gap and mineral reserves present): 1891, 1893, 2288, 2388, 2491, 1894, 2405, 2432, 2529, 2567, 2568, 2518, 1753, 1837, 2516, 2528, 2573 and part of 2406.</li> <li>■ Water – Sites 2568/1894 and 2406 partly fall within an area of medium to high flood risk.</li> <li>■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward.</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities - The Brownfield sites including 2288, 2491, 2517 and 2065.</li> <li>■ Landscape and Soils - Sites 2288, 2491, 2517 and 2065 as are located on Brownfield land.</li> <li>■ Transport – All sites are within 0 – 400 m of bus stops.</li> </ul>

### **Mitigation, Recommendations and Residual Effects for Plan-making**

- If sites 2406, 1892, 2065, 2388, 2405 and 1894 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. This will increase the certainty of positive effects on landscape.
- With regard to the SA Objective of Infrastructure and within the Green Infrastructure, negative effects identified could be changed to positive if a firmer requirement to provide open space on the sites is included in the relevant site allocation policy wording. This could also lead to further positive effects on Health.
- For sites 2405 and 2406 which are partly covered by overhead power cables, to avoid any negative effects it would be recommended that any new development should avoid these cables and an appropriate buffer zone be put in place.

### **Wickham**

- 4.29 The SA found that the potential allocations immediately adjacent to Wickham's boundary were likely to positively progress the majority of the SA Objectives compared to other allocations put forward. The majority of the 8 potential allocations were assessed as being likely to lead to minor positive effects on the SA Objectives of Built Environment and Health (opportunity to



provide good quality housing). Minor negative effects were generally found with regard to the SA Objectives of: Economy (site 2020 only); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects); Heritage (two sites being within a County Historic Park and Garden) and Water.

- 4.30 The table below summarises the key negative and positive effects identified for the potential allocations in Wickham.

**Table 4.8 – Key Negative and Positive Effects identified for the potential allocations in Wickham**

<b>Key Negative Effects:</b>	<b>Key Positive Effects:</b>
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building communities - Sites 295, 297 and the majority of the southern and western parts of 2020 are considered to be remote from existing community facilities.</li> <li>■ Infrastructure – sites 2020 could result in the direct loss of a District Green Infrastructure asset.</li> <li>■ Transport – All sites along Titchfield Lane due to road safety concerns.</li> <li>■ Landscape and soils – Effects have been identified because of the presence of minerals, loss of high grade agricultural land and landscape sensitivity. Sites 2020; 1910; 1909; and 1908 will result in the loss of high grade agricultural land. Most sites have mineral deposits present and site 2438 is particularly sensitive to development as it forms part of the setting to the South Downs National Park and part of the historic river valley crossing location.</li> <li>■ Pollution - The south-eastern part of 2020 is adjacent to a sewerage works.</li> </ul>	<p>Major positive effects have been identified for the SA Objective of Transport – Sites 2438, 2488, 1908, 1910 and 1909, in terms of public transport and service and facility access.</p>

#### **Mitigation, Recommendations and Residual Effects for Plan-making**

- Greater opportunities exist for the sites adjoining the settlement boundary to provide facilities which would be easily accessible (within 0 - 800 m) to the existing community in Wickham. This could increase the positive effects to major if these sites were taken forward.
- Sites 297, 295, the southern and western parts of 2020, and 2488 are considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive for Infrastructure if a firmer requirement to provide open space on the sites is included in the allocation policy wording.

- Sites 2488, 2144, 1910 and 1909 are adjacent to the A334 and site 2438, given that there close proximity to main a roads, it would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out. This will address potential negative effects on Health and Pollution.
- It would be recommended that any development should take account of the good practice guidance such as the 'National Planning Practice Guidance on Design (March 2014)' and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA Objective of Building Communities.
- If site 2020 is taken forward it would be recommended that only part of the site (north-eastern part closest to the village boundary) is developed as this part of the site has better access to the services and facilities within Wickham.
- If all sites were developed they could create an extensive semi-circular walk around the village complete with an improved wildlife corridor which could connect all existing BAP and SINC habitats. This will increase the certainty of positive effects on Infrastructure.
- To address issues around drainage, LPP2 policy WK1 sets out requirements to make sure development does not exacerbate the existing problems. This would reduce the negative effects.
- Opportunities exist for all sites given their close proximity to SINC and BAP habitats, to provide greater connectivity and create a wildlife corridor to expand the habitats. It would be recommended that specific wording for each site is included to ensure that connectivity is improved and wildlife corridors are created. This would lead to minor positive effects on Biodiversity.
- If taken forward, specific requirements to enhance heritage features could be put in place for sites 2438; 2488; and 2020 which either contain or are in close proximity to heritage assets and this would lead to minor positive residual effects on the Heritage.
- It is recommended that if site 2438 is taken forward, a large amount of screening provided by trees, hedges and other GI would need to be incorporated into the policy wording for this site to reduce major negative effects identified o Landscape.
- If sites 2488, 2438, 1909 and 1908 were developed, it would be recommended that there should be a requirement under policy to retain the trees covered by Tree Preservation Orders on these sites.
- The south-eastern part of 2020 is adjacent to a sewerage works and therefore there could be potential issues with odour and air quality. It would be recommended that an appropriate buffer zone is created which excludes sensitive residential development from this part of the site if it is to be taken forward.

## **Whiteley**

- 4.31 An individual site allocation (Little Park Farm) was considered at Whiteley and through the SA, with the findings presented below. There are no significant effects from development at this site, but there is potential for minor negative

effects on the natural environment and water as the site is greenfield, located in a Eutrophic Nitrate Vulnerable Zone and contains a BAP Priority Habitat of Undetermined Grassland and Ancient Replanted Woodland. It is also close to further BAP Priority Habitats of Deciduous Woodland, and Botley Wood and Everett's and Mushes Copses SSSI, Round Coppice LNR and Gull Coppice LNR. It is considered that suitable mitigation exists in LPP2 (e.g. Policy DM24 protecting Special Trees, Hedgerows and Ancient Woodlands) to ensure no significant negative effects.

### **Summary of SA for Winchester Town**

- 4.32 55 potential allocations for Winchester Town were subject to SA individually with significant effects drawn out for each potential allocation. Due to the high number of potential allocations for this town, the town was split into 5 distinct areas: North; North East; South East; South West; and North West.
- 4.33 Each area was given an overall set of symbols against each SA Objective rather than each site. The final symbol or symbols depicted the most significant positive and negative effects recorded taking into account cumulative effects. It was felt that this approach set the focus on the significant effects in particular significant cumulative effects and would allow these to be presented in a more concise and readable format.

### **North Winchester Town**

- 4.34 The assessment has found that the sites closest to the main settlement boundary are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic and parking); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects).
- 4.35 Compared to other areas of Winchester Town, this area is likely to be the least sensitive in terms of development affecting heritage assets and also Biodiversity assets. However, the likelihood of encountering archaeology is considered to be particularly high on sites 2489, 424 and 423 given that they are within 350 m of a Scheduled Monument. In addition, sites 2542, 2021, 418 borders align with the Andover Road which formed part of the roman road which connected Winchester to Salisbury.
- 4.36 The landscape of this part of Winchester Town is of particular concern given that a large area of greenfield land has been allocated as a strategic allocation for approximately 2000 homes. Any further development on greenfield land would result in further urbanization and loss of Winchester Town's character.
- 4.37 The table below summarises the key negative and positive effects identified for the potential allocations in North Winchester Town.

**Table 4.9 – Key Negative and Positive Effects identified for the potential allocations in North Winchester Town**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 2542 (in part); 418; 2021; and 2081. Site 2081 if developed would result in the loss of an Equipped Children's &amp; Young People's Space and this type of open space in this particular area of Winchester Town and Winchester Town as a whole is in shortfall.</li> <li>■ Economy – The majority of sites (except 2081) located in the North are considered to be too remote to support the town centre.</li> <li>■ Transport – Cumulative negative effects if all sites are taken forward given that the Andover Road and Stockbridge Road already experiences congestion during the AM peak 0800 to 0900. All sites are over 1600 m from the centre of Winchester and therefore are not considered to be in walking distance of the centre.</li> <li>■ Water - All the sites as they are located in one or more of the following: in medium to high flood risk zones (part of 418 and 2021); on major aquifers with high vulnerability (all sites); and in a Groundwater Source Protection Zone (2489, 423, 424 and 2081).</li> <li>■ Biodiversity - Sites 418 and 2021 house a tributary which flows into the River Itchen SAC and the River Itchen SSSI (approximately 2 km away). The tributary could also provide additional habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>).</li> <li>■ Landscape and Soils – Sites within the settlement gap: 423, 424 and 2489. Sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 418, 2021 and 2489. Site 418 is of a particularly large size and given it is</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – The Brownfield site 2081 (in part)</li> <li>■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs.</li> <li>■ Transport – All sites are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 418, 424 and 2081 are within 0 – 400 m of shops and Sites 423, 424, 2489 and 2081 are within 0 – 400 m of a school.</li> <li>■ Landscape and Soils – site 2081 is located on Brownfield land within the settlement boundary and has fewer landscape constraints than the other areas and therefore is considered to be less sensitive than other locations in terms of impact on the setting of Winchester Town and other areas.</li> </ul>

<p>adjacent to a new strategic allocation which will lead to the development of a further 2000 dwellings and as a result any further urbanization or encroachment towards Kings Worthy and the A34 could be detrimental to the landscape character. Sites on or suspected to be on agricultural land grade 3a or above: 423, 424, 2489, 2542, 418 and 2021.</p> <ul style="list-style-type: none"> <li>■ Pollution - Sites 2021 and 418 are directly adjacent to a sewage works.</li> </ul>	
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### Mitigation, Recommendations and Residual Effects for Plan-making

- The certainty of positive effects on infrastructure (and also health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall in the North and Winchester Town as a whole. Provision of additional natural space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space.
- It would be recommended that a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out before development occurs on sites 2021 and 418 to address the negative effects resulting from proximity to the A34.
- If development on the sites within the defined settlement gap could be reduced and more GI incorporated, this would help to blend or soften new development on the sites within the gap and this may reduce the magnitude of the negative effects on landscape down to minor.
- Sites 418 and 2021 partly fall within an area of medium to high flood risk zone and it is suggested, to avoid these major negative effects on water, that the parts of the sites that are at risk from flooding being excluded from development.

### North East Winchester Town

- 4.38 The assessment has found that the sites which are closest to the settlement and Brownfield in nature are likely to positively progress the majority of the SA Objectives compared to other sites. This area of Winchester Town has a wealth of heritage assets which could make it particularly sensitive to new development. The majority of the sites have good access or are in close proximity to the main town centre. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic is a particular problem and could be worsened); Biodiversity (particularly sensitive due to proximity to

international and national nature conservation designations); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.

- 4.39 The table below summarises the key negative and positive effects identified for the potential allocations in North East Winchester Town.

**Table 4.10 – Key Negative and Positive Effects identified for the potential allocations in North East Winchester Town**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 2536, and 2558. Site 2558 (in part) if developed would result in the loss of Equipped Children's &amp; Young People's Space and this type of open space in this particular area of Winchester Town and Winchester Town as a whole is in shortfall.</li> <li>■ Transport – Cumulative negative effects if all sites are taken forward given that the Worthy Road to Alresford experiences congestion during the AM peak 0800 to 0900. Site 2507 is over 1600 m from the centre of Winchester and therefore is considered not to be in walking distance of the centre.</li> <li>■ Water - Sites 2536, Silver Hill and 341 either in whole or in part fall within an area of medium to high flood risk zone (2 and/or 3) and all of the sites are located on major aquifers which are all considered to be of high vulnerability'</li> <li>■ Biodiversity - Site 2536 is adjacent the River Itchen SSSI and SAC and contains the BAP priority habitat of deciduous woodland<sup>16</sup> which could provide supporting habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>).</li> <li>■ Landscape and Soils – Site 2570 is within a settlement gap (Winchester –</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – The Brownfield sites including 341, Silver Hill, 2585 (in part) and 2539.</li> <li>■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs.</li> <li>■ Transport – All sites (except for 2486) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Site 341 is within 0 – 400 m of the town centre and is therefore deemed to be easily accessible from the centre. Site 341 is within 0 – 400 m of shops and schools and 2539 is within 0 – 400 m of a school.</li> <li>■ Landscape and Soils – Sites 341, 2585 (in part), Silver Hill and 2539 are located on Brownfield land within the settlement boundary.</li> </ul>

<sup>16</sup>Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed December 2013].



<p>Kings Worthy/ Headborne Worthy) as defined by policy CP18 of the Local Plan Part 1. There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under part of site 2507 and under site 2536. Site 2486 and part of site 2585 are located within the South Downs National Park. Sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 2507 and 2536. Site 2507 on or suspected to be on agricultural land grade 3a or above.</p> <ul style="list-style-type: none"> <li>■ Heritage – Silver Hill is within the Winchester Conservation Area and is adjacent to a number of Listed Buildings.</li> <li>■ Pollution – Silver Hill is within the AQMA.</li> </ul>	
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### **Mitigation, Recommendations and Residual Effects for Plan-making**

- The certainty of positive effects on infrastructure (and also health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space.
- If development on the sites within the defined settlement gap could be reduced and more GI incorporated, this would help to blend or soften new development on the sites within the gap and this may reduce the magnitude of the negative effects on landscape down to minor.
- It would be recommended that sites which partly fall within areas of flood risk were reduced in size to exclude the parts which are at risk from flooding to prevent the major negative effects on Water.

### **South East Winchester Town**

- 4.40 The assessment has found that most of the sites are likely to positively progress the majority of the SA Objectives compared to sites in the other areas of Winchester Town. Most are within or adjoin the settlement boundary. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic); Pollution (proximity to M3); Landscape; Biodiversity (particularly sensitive due to proximity of SAC and SSSI) Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites

in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites. There are a number of heritage assets within the area with a high potential for archaeology to be present.

- 4.41 The table below summarises the key negative and positive effects identified for the potential allocations in South East Winchester Town.

**Table 4.11 – Key Negative and Positive Effects identified for the potential allocations in South East Winchester Town**

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 1951 and 2417. Site 2417 contains a large area of sports ground and if developed this would be lost. Although this type of open space is not in shortfall in Winchester overall, its removal would remove access to this type of open space in this part of Winchester Town.</li> <li>■ Transport – Site 2437 is over 1600 m to a bus stop and is over 1600 m from a school. Site 2437 is over 1600 m from the centre of Winchester and therefore is considered not to be in walking distance of the centre.</li> <li>■ Water - Sites 2417 and 2134 fall partly within and site 1951 falls within an area of medium to high flood risk zone (2 and/or 3). In addition, all of the sites except for 2437 are located on major aquifers which are considered to be of high vulnerability.</li> <li>■ Heritage – Site 2134 is located within the Winchester Cathedral Close Scheduled Monument and contains a number of listed buildings. However, there is likely to be some potential for development it is not considered an absolute constraint an absolute constraint.</li> <li>■ Landscape and Soils – There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under site. Site 2437 is also located within the South Downs National Park. Site 2437 is on Greenfield land outside of the</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – The Brownfield sites including 1831, 1951 (part), 2134, 2474 and 2590.</li> <li>■ Housing – All sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs.</li> <li>■ Transport – All sites (except for 1831 and 2437) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 1831, 1951, 2134, 2417, 2474 and 2538 are within 0 – 400 m of shops. Sites 1951, 2134 and 2590 are within 0 – 400 m of the town centre are therefore are deemed to be easily accessible.</li> <li>■ Landscape and Soils – Sites 2134, 2474 and 2590 are located on Brownfield land within the settlement boundary.</li> </ul>



<p>settlement boundary and is located on agricultural land grade 2.</p> <ul style="list-style-type: none"> <li>■ Pollution - Site 2437 is located adjacent to a Waste Water Treatment Works and within 50 m of a rifle range. Site 2590 is within the AQMA.</li> </ul>	
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### **Mitigation, Recommendations and Residual Effects for Plan-making**

- The certainty of positive effects on Infrastructure (and also Health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and in particular reduce recreational pressure on the River Itchen SAC. There could also be positive synergistic effects on landscape from provision of additional open space.
- Sites 2538 and 1831 are within 100 m of the M3 and as a result there could be air quality and noise issues. It would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects on Pollution.
- Site 2437 is located adjacent to a sewage farm and within 50 m of a rifle range could lead to major negative effects with regard to odour, noise and air quality. It would be recommended that a noise and air quality (to include odour) assessment should be carried out which should confirm effects and provide suitable mitigation.
- Sites 1831, 2417 and 2538 contain trees with Tree Preservation Orders (TPOs) and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if this site is to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.
- It would be recommended that sites 1951, 2417 and 2134 be reduced in size to exclude the parts which are at risk from flooding to prevent the major negative effects.

### **South West Winchester Town**

- 4.42 The assessment has found that this particular area of Winchester Town is sensitive to development in terms effects on landscape, water and heritage. The largest sites and the sites to the South of Kilham Lane, Stanmore Lane and Lower Stanmore Lane are considered to progress the least number of SA Objectives. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic is of particular concern); Built Environment (not meeting local

design standards); and Pollution; Landscape; Biodiversity (Lapwings and Stone Curlews have been recorded on sites predominantly consist of agricultural land) Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites. There are a large number of heritage assets within the area with a high potential for archaeology to be present.

- 4.43 The table below summarises the key negative and positive effects identified for the potential allocations in South West Winchester Town.

**Table 4.12 – Key Negative and Positive Effects identified for the potential allocations in South West Winchester Town**

Key Negative Effects:	Key Positive Effects:
<p>The North-western corner of site 2394 is covered by a Civil Aviation height restriction which concerns all development within this part of the site. Therefore this would be considered to be an absolute constraint in term of Health and Safety. It would be recommended that this part of the site be excluded from the development which would prevent any negative effects on Health.</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Employment - A number of sites currently provide employment including 2420<sup>17</sup>, 2540, 1827 and 1829 and given the level of employment on each site there are likely to be major negative cumulative effects resulting from their loss.</li> <li>■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 2540; 420; 2104; 419; and 2022. Site 2589 will result in the loss of part of a recreational area.</li> <li>■ Transport – Cumulative negative effects if all sites are taken forward given that Badger Farm Road, Romsey Road and St Cross Road already experience inbound congestion during the AM peak 0800 to 0900. Sites 501 and 2540 are over 1600 m to shops. All the sites that are</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – The Brownfield sites including 1827, 1829, 2420, 2589 (in part) and 2586 (in part).</li> <li>■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs.</li> <li>■ Transport – All sites (except for 419, 2022 and 2444) are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 2104 and 420 are within 0 – 400 m of shops and sites 2022, 2030, 2394 and 2537 are within 0 – 400 m of schools.</li> <li>■ Landscape and Soils – Sites 1827, 1829, 2589 (in part) and 2586 (in part) and are located on Brownfield land within the settlement boundary.</li> </ul>

<sup>17</sup> Winchester City Council (December 2012) Winchester District Strategic Housing Land Availability Assessment. Updated 2013. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/> [accessed December 2013].

<p>south of Kilham Lane, Stanmore Lane and Lower Stanmore Lane are over 1600 m from the centre of Winchester and therefore are considered not to be in walking distance of the centre.</p> <ul style="list-style-type: none"> <li>■ Water - Site 2540 falls partly within an area of medium to high flood risk zone (2 and/or 3). Sites 1829, 1827 and 2540 are located within a Groundwater Source Protection Zone. The majority of site 2540 is located within a Groundwater Safeguarded Zone. All the sites are located on major aquifers considered to be of intermediate or high vulnerability.</li> <li>■ Biodiversity – Site 2540 contains an area of ancient woodland. Site 501 contains the BAP priority habitat of Coastal and Floodplain Grazing Marsh which could provide supporting habitat for the River Itchen SAC qualifying species of Otter (<i>Lutra lutra</i>) and the Southern damselfly (<i>Coenagrion mercurial</i>). Development on this site could have the potential to permanently destroy this supporting habitat.</li> <li>■ Heritage - Sites with listed buildings include: 1829 and 2540.</li> <li>■ Landscape and Soils – Site 2022 is within a settlement gap as defined by policy CP18 of the Local Plan Part 1. There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under part of site 501. Site 501 is also located within the South Downs National Park. Sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 2540, 2537 and 2394. Sites 2540, 420 and 2394 are extremely large in size and would result in a significant urbanization of largely rural landscape. Sites 2540, 2537, 2022, 420, 2394, 2444 and 419 are on or suspected to be on agricultural land grade 3a or above. Sites 420 and 2394 if developed also have the potential to merge the Village of Pitt and Winchester Town which could be harmful to the integrity of Pitt as a Village settlement within its landscape setting and as a separate setting to Winchester. (same for 2540 merging Hursley and Winchester)</li> </ul>	
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<p>Furthermore sites 2394, 2444 and 420 contain a number of ridgelines which are thought to be integral to the setting of Winchester Town. In addition, development of the Greenfield sites (2394, 2444, 419, 420, 2537, 2022 and 2540) would be unlikely to support a particular strategy in the Landscape Character Assessment for Winchester District which involves conserving important long views to Winchester Cathedral and other long view from high points.</p> <ul style="list-style-type: none"> <li>■ Pollution - Sites 1829 and 1827 are located within the Winchester town centre AQMA.</li> </ul>	
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### Mitigation, Recommendations and Residual Effects for Plan-making

- The certainty of positive effects on Infrastructure (and also Health) could be increased if a requirement to provide additional open space including allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and landscape.
- If development on the sites within the defined settlement gap could be reduced and more GI incorporated, this would help to blend or soften new development on the sites within the gap and this may reduce the magnitude of the negative effects on landscape down to minor.
- Two of the sites contain overhead power cables (2540 and 2022) which could have minor negative effects on Health and Pollution. To avoid any negative effects, it would be recommended that the parts of the sites which are covered by overhead power cables are removed from the potential allocation sites.
- Sites 419, 2537, 2586 and 2540 contain trees with Tree Preservation Orders (TPOs) and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites are to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.
- Site 2022 contains a number of WWI buildings which if required to be restored could be convert them to meet the shortfall in recreational facilities leading to minor positive effects on Infrastructure and Heritage. In addition, for this site, in particular, given that it contains a Scheduled Monument (burial mound) within its centre, it would be recommended that measures to contribute to the burial mounds' management<sup>18</sup> and also measures to improve public access are required in policy wording. If

<sup>18</sup> The Village Design Statement states that the burial mound is overgrown, poorly maintained and is inaccessible to the public as it is located on private land. Oliver's Battery Parish Council (July 2008) Oliver's battery Village Design Statement. Online at [www.winchester.gov.uk](http://www.winchester.gov.uk) [accessed December 2013].

these opportunities were included in policy wording for the site this could lead to minor positive effects on both Heritage and Infrastructure.

- Potential opportunities exist to extend the SINC as part of any development for the sites adjoining the SINC with a real opportunity to create a wildlife corridor that could extend across other sites such as 2394 and the sites to the North West of Winchester Town. It would be recommended that for sites which adjoin SINC or BAP habitats, requirements are put in place to extend these features and incorporate them into the development. This could have minor positive effects for Biodiversity but also for Infrastructure.

### North West Winchester Town

- 4.44 The assessment has found that the sites closest to the settlement, which are Brownfield in nature are likely to positively progress the majority of the SA Objectives compared to other sites. The majority of sites are likely to lead to minor positive effects on the SA Objectives of: Waste; Climate Change; Sustainable Construction; Built Environment (high quality design and meeting local design standards); and Health (opportunity to provide good quality housing). Minor negative effects have generally been found for each site with regard to the SA Objectives of: Transport (traffic and parking); Pollution; Landscape; Biodiversity (although very few local designations on the sites considered) Health (lack of allotment provision and short-term construction effects). Uncertain effects were identified for all of the sites in relation to Economy and Employment as it is not known at this stage whether employment land will be provided on any of the sites.
- 4.45 Compared to other areas of Winchester Town such as the North East, South and South East there are fewer known heritage assets in the North West area. Sites within 500 m of the Scheduled Monument at Tegu down (2490, 2013, 2026, 417, 2014, 2426, 1801 and 416) have a particularly high potential to encounter archaeology. In addition, sites 2013, 2026, 417, 2014 and 2426 southern borders align with Sarum Road which formed part of the Roman road which connected Winchester to Salisbury<sup>19</sup>.
- 4.46 In addition, this part of Winchester Town houses a number of local biodiversity assets which provides a number of potential opportunities for biodiversity improvement. The roads in this part are also particularly narrow and development may improve the capacity and also the safety of these local roads.
- 4.47 The table below summarises the key negative and positive effects identified for the potential allocations in North West Winchester Town.

**Table 4.13 – Key Negative and Positive Effects identified for the potential allocations in North West Winchester Town**

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<sup>19</sup>Winchester City Council (2012) Local Plan Part 1 – Joint Core Strategy – Further Sustainability Appraisals for Step Change Option (Areas 1 – 4). Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/winchester-town-strategic-allocations/> [accessed December 2013].

Key Negative Effects:	Key Positive Effects:
<p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Infrastructure – Sites which house District Level Strategic Green Infrastructure (GI) Assets defined by Winchester City Council's GI Study: 416; 2013; 2592 and 2026.</li> <li>■ Transport – Cumulative negative effects if sites 2541 and 2588 Station Approach were taken forward as well as the sites in the North area (sites 2489, 423 and 424) given Stockbridge Road already experiences congestion during the AM peak 0800 to 0900 and observation suggests that this route can have substantial queues in the Am Peak. Sites 2541, 2023, 2490, 2013, 2026, 2014, and 2426 are over 1600 m from the centre of Winchester and therefore are considered not to be in walking distance of the centre.</li> <li>■ Water - Sites are located within a Groundwater Source Protection Zone: 416 (in part); 2023; and 2541. All the sites are located on a major aquifer which is considered to be of high vulnerability.</li> <li>■ Heritage – Site 2588 Station Approach is adjacent to the Winchester Conservation Area and is adjacent/ close to a number Listed Buildings.</li> <li>■ Landscape and Soils – sites on Greenfield land outside of the settlement boundary and which do not adjoin the settlement boundary: 2014 and 2426. Sites 2541, 2023, 2490, 2013, 2592, 417, 2014 and 2426 are on or suspected to be on agricultural land grade 3a or above. Furthermore sites 417, 2490, 2014 and 2023 contain a number of ridgelines which are thought to be integral to the setting of Winchester Town.</li> <li>■ Pollution - Sites 2450 and 2588 Station Approach are located within the Winchester town centre AQMA and site 2009 is located adjacent to the AQMA.</li> </ul>	<p>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> <li>■ Building Communities – The Brownfield sites including 1801 (in part), 2588 Station Approach, 2009, and 2450.</li> <li>■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs.</li> <li>■ Transport – Sites 2541, 416, 1801, 2588 Station Approach (not surveyed), 2592 (not surveyed) 2009, 2023, 2490 and 2450 (are within a short walking distance (0 - 400m) of bus stops and the bus provides a regular service into Winchester's centre. Sites 2009, 2588 Station Approach (not surveyed) and 2450 are within 0 – 400 m of shops and sites 416, Station Approach (not surveyed) and 2009 are within 0 – 400 m of a school.</li> <li>■ Landscape and Soils – Sites 1801 (in part), 2588 Station Approach, 2009 and 2450 are located on Brownfield land within the settlement boundary.</li> </ul>

### Mitigation, Recommendations and Residual Effects for Plan-making

- The certainty of positive effects on Infrastructure (and also Health) could be increased if a requirement to provide additional open space including



allotments on the sites is included in the relevant site allocation policy wording to address the existing shortfall. Provision of additional natural space will also have positive synergistic effects on biodiversity and landscape. The larger sites adjoining the settlement boundary have the potential for major positive effects.

- Two of the sites contain overhead power cables (2541 and 2023) which could have minor negative effects on Health and Pollution. To avoid any negative effects, it would be recommended that the parts of the sites which are covered by overhead power cables are removed from the potential allocation sites.
- Sites 1801, 2588 Station Approach, 416, 417, 2014, 2426, 2490, 2541 contains trees with Tree Preservation Orders (TPOs) and if developed there is a chance that these trees could be removed and as a result amenity value could be lost. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites are to be taken forward, that there should be a requirement under policy to retain trees covered by TPOs and this would prevent the negative effects on landscape identified.
- Sites 2541, 2023 and 416 house part of a continuous line of trees and hedges which form a wildlife corridor and the majority of the other sites are bounded by hedgerows and trees (potential wildlife corridors). As these features can provide habitat for a range of species, it would be recommended that these are retained and enhanced where possible. This would lead to minor positive effects on biodiversity with synergistic effects on Landscape if retained.
- Potential opportunities exist to extend the SINC as part of any development for the sites adjoining the SINC with a real opportunity to create a wildlife corridor that could extend across other sites such as 2541 and 2014 and the sites to the South West of Winchester Town. In addition, potential opportunities exist to extend the BAP habitats identified and create new ones as part of any development for the sites adjoining the habitats with a real opportunity to create a wildlife corridor that could extend across other sites such as 2023 and the sites to the South West of Winchester Town. It would be recommended that for sites which adjoin SINC or BAP habitats, requirements are put in place to extend these features and incorporate them into the development. This could have minor positive effects for Biodiversity but also for Infrastructure.

### **Reasons for Selecting or Rejecting Alternatives Considered**

- 4.48 The SEA Directive/ Regulations require that an outline of the reasons for selecting the alternatives dealt with is provided in the Report. Case law in England has confirmed that although not an explicit requirement in the SEA Directive/ Regulations, the report must summarise the reasons for rejecting any reasonable alternatives<sup>20</sup>, that the reasons for selecting or rejecting alternatives should be explained and that the public should have an effective opportunity to comment on appraisal of alternatives<sup>21</sup>.

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<sup>20</sup> Heard v Broadland District Council, South Norfolk District Council, Norwich City Council (2012) EWHC 344

<sup>21</sup> Save Historic Newmarket Ltd v Forest Heath District Council (2011) EWHC 606

- 4.49 The role of the SA is to inform the Winchester Council in their selection and assessment of the reasonable alternatives. The findings of the SA can help with refining and further developing these options in an iterative and ongoing way. The SA findings do not form the sole basis for decision making – this is informed also from planning and other studies, deliverability, and consultation feedback.
- 4.50 Since 2013, the Council have been working with communities to identify their development needs in more detail and to explore which sites, if any, should be allocated to meet those needs. Reasonable site allocations were identified by the Council through a number of processes: review of its Strategic Housing Land Availability Assessment (SHLAA); review of its existing 2006 Local Plan and also from their 'Call for Sites' consultation. In addition, as part of this collaborative approach, the Council and Local Communities in the various settlements undertook informal consultations with the local communities on the proposed development strategy for each settlement and Winchester Town. As part of these consultations, an initial draft of the SA/SEA findings of reasonable site allocations for the 7 larger settlements (excluding the Neighbourhood Plan area of Denmead who undertook their own consultation process) was made available to the public as part evidence base during the consultation period which were run between October 2013 and March 2014.
- 4.51 As a result of these consultations, informed by the SA, decisions were made as to which site allocations would be taken forward into the Plan. The following table (table 4.14) provides an outline of the reasons for selecting and rejecting alternatives considered during plan making.

**Table 4.14 – Reasons for Selecting or Rejecting Sites in Plan Making**

Sites Considered and Appraised	Reasons for Selecting or Rejecting the sites in Plan Making
<b>Bishop's Waltham</b>	
<b>Site References:</b> 2525, 1968, 2570, 2521, 2522, 2571, 280, 2519, 2398, 852, 2459, 2523, 1712, 284, 281, 2572, 283, 357, 356, 2569, 1877, 1879, 2554, 2390, 2520, and 2399	<p>The following sites have been selected:</p> <p>284 (land at Martin Street)            356 (Tangier Lane/the Vine Yard)            1877, 1879, 2390, 2554 (Albany Farm)            2398, 2519 (Coppice Hill)            2520 (Tollgate Sawmill)</p> <p>The Parish Council supported the approach to spread development between a number of sites, and prioritised sites according to the principles developed by the Steering Group and responses from the community consultation. Sites were then selected taking into consideration landscape, transport and historic environment assessments and known constraints. The selected sites will meet the housing and</p>



	<p>employment needs of the local community over the Plan period.</p> <p>The remaining sites were rejected due to combinations of the following factors:-</p> <ul style="list-style-type: none"> <li>• They are in the settlement boundary where there is a presumption in favour of development (LPP2 Policy DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply. Sites: 357, 852, 1712, 2459</li> <li>• The site is less supported by the local community than other sites being taken forward. Sites: 280, 281, 283, 1968, 2584, 2399, 2569, 2570, 2572</li> <li>• The site is distant from the built-up area of the settlement and is therefore not well related to existing facilities and services. Sites: 281, 283, 2399</li> <li>• The site is within the South Downs National Park which is outside the Local Plan Part 2 planning area. Sites: 2522, 2525, 2571</li> <li>• The Landscape Assessment identifies the site as 'most or highly sensitive' raising landscape concerns. Sites: 280, 283, 1968, 2584, 2521, 2570</li> <li>• Transport issues have been raised through the assessment in terms of accessibility or access. Sites: 283, 1968, 2399, 2521, 2525, 2570, 2584</li> <li>• The Historic Environment Assessment raised issues regarding archaeological constraints and/or impacts to the historic environment. Sites: 280, 283</li> <li>• The site would result in a loss of a facility or service. Sites: 2569, 2572</li> <li>• The site is no longer available. Site: 2524</li> <li>• The site is within a defined settlement gap. Sites: 280, 2522, 2571</li> </ul>
<b>Colden Common</b>	
<p><b>Site References:</b> 1870, 2494, 2497, 888, 889, 275, 2495, 2389, 2500, 2527, 2511, 2498, 2499, 2561, 1871, 2501, 2503, 2502, 1874 and 2401</p>	<p>The following sites have been selected:</p> <p>275 (Sandyfields Nursery) 2495 (The Gorse)</p> <p>The approach to focus development on sites off the main road was supported by the Parish Council following community engagement events. Sites were then selected taking into consideration housing delivery, landscape, transport and historic environment assessments and known constraints. Site 2495 was originally rejected as a small site, but was included with 275 to make a larger site which would better enable the residual housing requirement to be</p>

	<p>accommodated in one suitable location. Site 2494 was selected for consultation but was subsequently rejected following community comments and due to revised estimates of the capacity of sites 275/2495.</p> <p>The remaining sites were rejected due to combinations of the following factors:-</p> <ul style="list-style-type: none"> <li>• They are in the settlement boundary where there is a presumption in favour of development (LPP2 Policy DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply. Sites: 888, 889, 2501</li> <li>• The site is less supported by the local community than other sites being taken forward. Sites: 1870, 1871/2561, 1874, 2498, 2500, 2511, 2527</li> <li>• The site is distant from the built-up area of the settlement and is therefore not well related to existing facilities and services. Sites: 2498, 2500, 2511, 2527</li> <li>• There is a Site of Importance for Nature Conservation on a significant area of the site. Sites: 2389, 2500 (part), 2511</li> <li>• The Landscape assessment identifies the site as 'most or highly sensitive' raising landscape concerns. Sites: 1871, 2561, 1874, 2389, 2494, 2498, 2500</li> <li>• Transport issues have been raised through the assessment in terms of accessibility or access. Sites: 2500, 2527</li> <li>• The Historic Environment Assessment raised issues regarding archaeological constraints and/or impacts to the historic environment. Sites: 2527</li> <li>• The site is below the size threshold for allocation in LPP2. Sites: 2401, 2499, 2511</li> <li>• The site is underlain by mineral reserves. Sites: 1870, 1874</li> <li>• There are concerns over the deliverability of the site. Site: 2497</li> </ul>
<b>Denmead</b>	
<b>Site References:</b> 301, 312, 1841, 2004, 378, 310, 311, 2003, 2018, 1835, 2469, 367, 313, 1783, 2054, 958, 2425, 362, 2565, 1776, 2493, 1878, 475, 2512, 302, 2526, 2455, and 2496	<ul style="list-style-type: none"> <li>• The sites have been selected or rejected through the Neighbourhood Planning Process and not through Local Plan Part 2.</li> </ul>
<b>Kings Worthy</b>	

<p><b>Site References:</b> 2510, 364, 365, 2508, 381, 2509, 500, 2506 and 329</p>	<p>The following site has been selected:</p> <p>365 (Land off Lovedon Lane)</p> <p>This site is more favoured than others by the local community, scoring highest against all but one criterion (proximity to services) in the public consultation on options. Further discussion with the site promoter confirmed that the site can provide needed open space and contribute towards retaining the gap.</p> <p>The Landscape Sensitivity Assessment classed the site as 'most sensitive' in terms of location, effectiveness as a landscape buffer between settlements and proximity to protected sites. It has good quality agricultural land throughout most of the site. However, the alternative sites were either also 'most sensitive' (2508) or 'highly sensitive' (2506). The proposal put forward for site 365 keeps development to a small part of the overall area and maintains the majority of the Gap part of the site in open use.</p> <p>The site has 'good' overall access in the Transport Accessibility Assessment.</p> <p>The remaining sites were rejected due to combinations of the following factors:-</p> <ul style="list-style-type: none"> <li>• They are in the settlement boundary where there is a presumption in favour of development (LPP2 Policy DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply. Sites: 329, 381, 2509</li> <li>• The site is less supported by the local community than other sites being taken forward. Sites: 364, 500, 2506, 2508, 2510</li> <li>• The site is not well related to existing facilities and services. Sites: 2510</li> <li>• The Landscape assessment identifies the site as 'most or highly raising landscape concerns. Sites: 364, 500, 2506, 2508, 2510</li> <li>• Transport issues have been raised through the assessment in terms of accessibility or access. Sites: 2510</li> <li>• The Historic Environment Assessment raised issues regarding archaeological constraints and/or impacts to the historic environment. Sites: 500, 2506 (Note, the heritage assessment doesn't yet include conservation).</li> <li>• The site is within a defined settlement gap. Site: 2508</li> </ul>
<p><b>New Alresford</b></p>	

<p><b>Site References:</b> 2533, 277, 1966, 1927, 2553, 2408, 2532, 278, 2552, 2535, 2534, 276 and 2123</p>	<p>The following sites have been selected:</p> <p>277 (Land at Sun Lane) 2534 and 2535 (The Dean)</p> <p>Local consultations did not support development on the Sun Lane site overall; however, alternatives were assessed and performed less well and no more suitable alternative has been put forward.</p> <p>The size of the site would accommodate the housing need (spreading the requirement across a number of smaller available sites would still require part of this site to meet the housing need).</p> <p>The site would deliver the employment land needed as identified in the local needs assessment and enable relocation of uses from The Dean, making that area available to meet needs for elderly persons' housing and other needs.</p> <p>Part of the site is classed as 'most sensitive' in the landscape assessment; however the size of the site would allow for this most sensitive area to remain undeveloped, as open space.</p> <p>The site could provide for a needed burial ground.</p> <p>The Dean is within the settlement boundary where there is a presumption in favour of development (Policy LPP2 DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply. However, the Dean has been allocated for housing development with the relocation of the employment uses to the Sun Lane site (277). This would meet local community concerns about the suitability of the current location and meet the need to maintain and increase employment levels in Alresford in order to balance the additional housing proposed and ensure it remains a working town.</p> <p>The remaining sites were rejected as they would not deliver local needs as well as the proposed sites, including to maintain and increase employment levels and deliver a burial ground. In addition, combinations of the following factors were also considered:-</p> <ul style="list-style-type: none"> <li>• They are in the settlement boundary where there is a presumption in favour of development (LPP2 Policy DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply. Sites: 1966, 2123</li> </ul>
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	<ul style="list-style-type: none"> <li>• The site is distant from the built-up area of the settlement and is therefore not well related to existing facilities and services. Site: 2533</li> <li>• The Landscape assessment identifies the site as 'most or highly sensitive' raising landscape concerns. Sites: 278, 1927, 2408, 2553</li> <li>• Transport issues have been raised through the assessment in terms of accessibility or access. Sites: 1927, 2553</li> <li>• The site would result in a loss of a facility or service. Sites: 278 (now provides rugby pitches)</li> <li>• The site is underlain by mineral reserves. Site: 2408</li> <li>• The site is below the size threshold for allocation in LPP2. Site: 276</li> </ul>
<b>Swanmore</b>	
<b>Site References:</b> 2453, 1876, 2514, 2513, 2563, 2458, 2001, 2447, 2463, 2412, 340, 2464, 2505, 1751, 1836, 2482, 429, 2449, 2515, 2443, 466, 2593 and 2473	<p>The following sites have been selected:</p> <p>340, 2464, 2505, 2593 (The Lakes) 429 (part) and 1836 (Swanmore College Housing and Open Space Allocations) 429 (part) (Lower Chase Road Open Space Allocation)</p> <p>These sites had more local community support than others apart from a potential area in the National Park. The selected sites are however suitable alternatives to locations within the National Park boundary, which are not within the Plan area and which the National Park Authority considers will have a harmful landscape impact. Sites were selected also taking other factors into consideration including landscape, transport and historic environment assessments and known constraints. The selected sites will meet the housing needs of the local community over the Plan period.</p> <p>The remaining sites were rejected due to combinations of the following factors:-</p> <ul style="list-style-type: none"> <li>• They are in the settlement boundary where there is a presumption in favour of development (LPP2 Policy DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply. Sites: 466, 1751, 2443 (part)</li> <li>• The site is less supported by the local community than other sites being taken forward. Sites: 1876, 2412, 2449, 2453, 2463, 2513, 2515, 2563</li> <li>• The site is distant from the built-up area of the settlement and is therefore not well related</li> </ul>

	<p>to existing facilities and services. Sites: 2412, 2453, 2563</p> <ul style="list-style-type: none"> <li>• The site is within the South Downs National Park which is outside the Local Plan Part 2 planning area or would impact on its setting. Sites: 1876, 2001, 2447, 2453, 2458, 2513, 2563</li> <li>• The Landscape assessment identifies the site as 'most or highly sensitive' raising landscape concerns. Sites: 1876, 2412, 2453, 2458, 2513, 2515</li> <li>• The site is below the size threshold for allocation in LPP2. Sites: 2473, 2482, 2563</li> <li>• The site is no longer available: 2514</li> <li>• The site is within a defined settlement gap. Sites: 2443, 2449, 2515</li> </ul>
<b>Waltham Chase</b>	
<p><b>Site References:</b> 2518, 1894, 1837, 2432, 2065, 2516, 2528, 2573, 2466, 1893, 2517, 2566, 2562, 1890, 1892, 2530, 2564, 379, 1891, 2529, 1753, 2491, 2288, 2406, 2405, 2567, 2568 and 2388</p>	<p>The following sites have been selected:</p> <p>2592 (Land north of Clewers Lane) 1893, 2566 (Land east of Sandy Lane, also includes the smaller sites 1890 and 1892) 2567 (Land north of Forest Road) 1837 (Land south of Forest Road) 2065 (Morgan's Yard Mixed- use site)</p> <p>Sites were selected based on the results of the Residents survey which demonstrated a preference for smaller development sites, adjacent to, and spread around the settlement with a desire to maintain the gap with Swanmore. Sites were then selected taking into consideration landscape, transport and historic environment assessments and known constraints. The selected sites will meet the housing and employment needs of the local community over the Plan period.</p> <p>It is proposed that the amended settlement boundary includes the following SHLAA sites to create a defensible boundary, although only the area also covered by site 2529 will be allocated in LPP2 as this is considered to be a deliverable site. Sites: 1753, 2288, 2491</p> <p>The remaining sites were rejected due to combinations of the following factors:-</p> <ul style="list-style-type: none"> <li>• They are in the settlement boundary where there is a presumption in favour of development (LPP2 Policy DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply, although site 2065 is allocated as it is a key site in Waltham Chase. Site: 2517</li> </ul>

	<ul style="list-style-type: none"> <li>• The site is less supported by the local community than other sites being taken forward. Sites: 1894 (part), 2405 (part), 2406, 2432, 2516, 2528, 2530, 2564, 2568, 2573</li> <li>• The site is distant from the built-up area of the settlement or is not well related to existing facilities and services. Sites: 2405, 2406, 2432, 2516, 2518, 2528, 2530, 2564, 2568</li> <li>• The Landscape assessment identifies the site as 'most or highly raising landscape concerns. Sites: 1894, 2388, 2405, 2406, 2432, 2528, 2530, 2564, 2568, 2573</li> <li>• Transport issues have been raised through the assessment in terms of accessibility or access. Sites: 379, 2012, 2405, 2406, 2466, 2518, 2530, 2562, 2564, 2573</li> <li>• The Historic Environment Assessment raised issues regarding archaeological constraints and/or impacts to the historic environment. Sites: 1891, 2406</li> <li>• The site is below the size threshold for allocation in LPP2. Sites: 379, 1891, 2517, 2518, 2562</li> <li>• A significant area of the site is within an area at higher risk of flooding (zone 2 or 3). Sites: 1894, 2406, 2568</li> <li>• The site is within a defined settlement gap. Sites: 337, 1891, 1894, 2288, 2388, 2405, 2406 (part), 2432, 2491, 2516, 2518, 2528, 2529, 2568</li> </ul>
<b>Wickham</b>	
<b>Site References:</b> 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	<p>The following sites have been selected:</p> <p>1909 (Land east of Winchester Road) 2438 (Land at 'The Glebe', Southwick Road) Land east of Mill Lane – sports pitches</p> <p>Sites were selected based on the results of the community consultation on the proposed strategy to meet the aims and needs of the community, balanced with practical planning solutions to meet the planning criteria. The strategy seeks to retain the compact nature of the village in a rural environment, and accommodate the necessary development over several sites rather than one large site. Sites were then selected taking into consideration landscape, transport and historic environment assessments and known constraints.</p> <p>The remaining sites were rejected due to combinations of the following factors:-</p> <ul style="list-style-type: none"> <li>• They are in the settlement boundary where there is a presumption in favour of</li> </ul>

	<p>development (LPP2 Policy DM1). These sites do not need to be formally allocated in LPP2, but are a component of the housing land supply. Site: 2144</p> <ul style="list-style-type: none"> <li>• The site is distant from the built-up area of the settlement and is therefore not well related to existing facilities and services. Sites: 295, 297, 1908, 1910, 2488, 2020 (part)</li> <li>• The Landscape assessment identifies the site as 'most or highly sensitive' in the Council's Landscape Assessment and has raised landscape concerns. Sites: 1908 (part), 1910, 2020, 2488</li> <li>• Transport issues have been raised through the assessment in terms of accessibility or access. Sites: 295, 297, 2020</li> <li>• The site is below the size threshold for allocation in LPP2. Sites: 297</li> </ul>
<b>Whiteley</b>	
<b>Site Reference:</b> 2583	<p>The development needs of Whiteley will be met by the North Whiteley strategic allocation (LPP1 policy SH3). There is no requirement to consider further allocations but sites allocated in the 2006 Local plan have been reviewed. There are 2 allocations saved from the 2006 Local Plan Review which have not been implemented. One has planning permission and is temporarily being used for a school which will eventually be replaced in North Whiteley once developed. This site is within the settlement boundary and will be allocated for housing through policy SHUA1. The other is an employment allocation which crosses the District boundary with Fareham Borough.</p>
<b>Winchester Town</b>	
<p><b>North Site References:</b> 418; 423; 424; 2021; 2081; 2489; and 2542  <b>North East Site References:</b> 341; 2470; 2486; 2507; 2536; 2539; Silver Hill and 2558  <b>South East Site References:</b> 1831; 1951; 2134; 2417; 2437; 2474; 2590; and 2538  <b>South West Site References:</b> 419; 420; 501; 1827; 1829; 2022; 2030; 2104; 2394; 2420; 2444; 2537; 2540; 2545; 2586; 2589; and 2548  <b>North West Site References:</b> 416; 417; 1801; 2009; 2013; 2014; 2023; 2026; 2426; 2450; 2490; 2585; 2592; 2588 and 2541</p>	<p>The following areas have been selected for allocation where there are specific requirements that need to be set out in policy:</p> <p>Silver Hill  Station Approach (includes sites 2009, 2450, 2588)  Abbots Barton (includes sites 2470, 2536, 2587)  Stanmore (includes sites 2589, 2103, 2586)</p> <p>Other SHLAA sites within the settlement boundary may come forward through policy DM1. These, together with sites completed or committed through planning consents; schemes such as those planned under the Council's Housing Delivery Programme; and schemes coming forward through development assessments including the Stanmore Planning Framework, Station Approach Development Assessment and</p>



	<p>Abbots Barton Planning Framework will meet the housing, employment and retail needs for the local community within the Plan period and there is no requirement to consider allocations outside the settlement boundary.</p> <p>The sites outside the settlement boundary have been rejected as they are not needed to meet the objectively assessed housing needs of Winchester Town within the Plan period, given existing commitments (planning permissions), SHLAA sites and strategic allocations made in Local Plan Part 1, together with an allowance for windfall sites.</p>
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## 5.0 SA OF DRAFT LOCAL PLAN PART 2 – DEVELOPMENT MANAGEMENT AND ALLOCATIONS

### Introduction

- 5.1 This Section sets out the overall findings of the SA of the emerging Draft Local Plan Part 2 (LPP2). It is structured according to 10 key topics which have been linked to relevant SA Objectives as well as SEA Directive topics and relevant paragraphs from the NPPF. The appraisal of each topic has been divided into a number of sub-headings to ensure that each aspect of the emerging Local Plan is considered, including policies and site allocations, as well as the interrelationships between topics and the cumulative effects of the Plan as a whole.
- 5.2 In accordance with the SEA Directive and Regulations any likely significant effects are identified together with any mitigation measures necessary to address them. The SA does not therefore provide a narrative on the nature and significance of effects for each policy or site allocation within the Draft Local Plan Part 2 under each topic, as a policy or site allocation might not be relevant or is considered unlikely to have a significant effect.
- 5.3 LPP2 policies are part of a wider framework of policies that are all considered when judging a development application. The LPP2 policies therefore should not be appraised alone and the appraisal takes into account the policies in the Core Strategy LPP1, and other supporting documents within the policy framework (e.g. the Hampshire Minerals and Waste Plan) to make an informed judgement as to whether suitable mitigation for negative effects exist within the wider policy context.

### SA of the Draft Local Plan Part 2

#### Housing

SEA Directive Topics: Population & Human Health  
NPPF paras 47 - 68

Relevant SA Objectives:

- SA Objective 3: To provide good quality housing for all
- SA Objective 10: To promote the sustainable design and construction of buildings and places
- SA Objective 14: To secure high standards of design

### Appraisal of the Draft Local Plan Part 2

- 5.4 Strategic policies contained within LPP1 support the topic of housing through ensuring:
- adequate provision of new dwellings (as determined by the full Objectively Assessed Need for housing)

- an appropriate mix of types and tenures (including gypsy and traveller sites)
- the delivery of Affordable Housing
- and pursuing high quality design to meet the needs of the whole community

This is considered to have minor positive effects on SA Objective 3.

5.5 LPP2 further supports the topic by;

- strategically allocating sites for housing development (e.g. Policy BW1 – Coppice Hill Housing Allocation),
- highlighting criteria for good site design (DM16, DM17),
- stating the requirements for access and parking (DM18),
- retaining house sizes to maintain a sufficient stock level of various sizes to meet local needs (DM3),
- supporting new development with open space requirements (DM6),
- and ensuring neighbour amenities (DM17)

This has the potential for major short to long-term positive effects. The various policies seek to meet the needs of both urban and rural areas, for example Policy DM11 which allows residential development to support agricultural and forestry activities or Policy WIN9 on Houses of Multiple Occupation which often accommodate students.

5.6 Part two of the local plan can be viewed as taking the strategic vision created in LPP1 to the next stage, by setting out an implementation framework for the delivery of housing needs. It also seeks to ensure quality within developments and supportive infrastructure, including amenity and open space within new developments (DM6) which further supports communities and health.

5.7 It is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects on housing. The delivery of housing on the allocated sites are likely to result in long term positive effects on housing, by strategically allocating dwellings in the most sustainable available locations.

5.8 The SHMA<sup>22</sup> indicates a requirement for 371 new affordable homes per year, which addresses a backlog in housing need, the report indicates that a 40% rate of affordable housing in new developments (as secured in policy CP3), is likely to still leave a shortfall of around 151 new affordable homes per annum. Positive effects could be enhanced if the affordable housing rate in increased in line with the assessed need, however it is appreciate that increasing the percentage of required affordable housing in schemes is also likely to make more development schemes unviable.

### ***Appraisal of Site Allocations***

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<sup>22</sup> DTZ (2012) Winchester Housing Market and Housing Need Assessment Update [online] <http://www.winchester.gov.uk/planning-policy/evidence-base/housing/winchester-district-housing-market-housing-need-as/> [accessed August 2014]

- 5.9 The site allocations are considered to have the potential for a long-term positive effects on housing through the provision of residential development sites. Those allocations of 100 or more dwellings were considered to have the potential for significant long-term positive effects on SA Objective 3.
- 5.10 This is supported by Core Strategy and Development Policies which seek to deliver an appropriate quality and mix of housing at these sites. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.11 Overall, the Local Plan will have major short to long-term positive cumulative effects on housing through the provision of 12,500 new homes to meet the objectively assessed need of the District during the life of the plan. Housing will be distributed across the District in urban and rural locations to suit the assessed need, and the Local Plan policies ensure a suitable mix of housing is both provided and retained to meet the needs of all residents, and that any new development is well designed, of high quality, and integrated into the existing urban fabric.

### ***Interrelationships with other Topics***

- 5.12 The delivery of housing, and especially the allocated sites for mixed use development, are likely to have positive effects not only on housing, but also indirectly on communities and health, accessibility and the economy.
- 5.13 The delivery of housing also has the potential for indirect negative effects on transport and accessibility, air quality, water quality, climate change and flooding, the natural environment, cultural heritage, waste and recycling and communities and health.

#### **Economy and Employment**

SEA Directive Topics: Population & Human Health  
NPPF paras 18-22

Relevant SA Objectives:

- SA Objective 4: To maintain the buoyant economy and develop greater diversity that meets local needs

### ***Appraisal of the Draft Local Plan Part 2***

- 5.14 The policies support the SA objective by providing newly allocated employment development space within the District in strategic locations to ensure connectivity and low impact development, and supporting the regeneration and intensification of previously developed land, as well as the retention of existing and committed employment land (LPP1 Policy CP8). This has the potential for major long term positive effects as it protects existing sites

and ensures that sufficient employment land is available to provide for the growth of the economy and meet the future needs of the District.

- 5.15 Strategic locations are allocated within both the LPP1 (e.g. policy WT3 allocating Bushfield Camp for employment uses) and the LPP2 (e.g. Policy SHUA2 allocating Little Park Farm for employment uses), which have been assessed in stages to ensure that the most sustainable available locations for employment development are put forward.
- 5.16 Policy CP8 from the Core Strategy of LPP1 seeks to support economic diversification, whilst at the same time protecting the core economic sectors of public administration and business services, land based industries, tourism and recreation, knowledge and creative industries, and retail. Policy CP8 also seeks to support home working, and the development of live-work accommodation with good communications technology connections. This has the potential for positive effects on the economy and for further positive effects on transport and air quality by reducing the need to travel by car, and locating employment uses in accessible and efficient spaces. This is supported in LPP2 which ensures efficient delivery of the sites and supporting infrastructure, for example in Policy DM22 which sets out the parameters for telecommunications development, and Policy DM16 which sets criteria for site design.
- 5.17 LPP2 also supports the rural economy; with provisions for Equestrian development (Policy DM12), by requiring masterplans for large landholding developments (Policy DM14), and with dwellings to support agricultural and forestry workers (Policy DM11). This has the potential for long term benefits by supporting the needs of the whole community.
- 5.18 Retail provisions ensure that appropriate character traits and supporting facilities of the town are retained or enhanced. For example Policy DM8 seeks to retain A1 class uses in primary shopping frontages, Policy DM15 seeks respect of local distinctiveness in new development applications, and Policy DM33 seeks to protect shopfronts that contribute to the character of the place, especially in special areas like a Conservation Area. New allocations are also expected to support the role and function of existing town centres.
- 5.19 It is considered that there is suitable mitigation provided through the Core Strategy and Development Management policies, and available at the project level to ensure that there will be no major negative effects on the economy and employment. It is considered that there are likely long term benefits on the SA Objective of economy and employment through land provisions and appropriate land retentions and enhancements (e.g. in supporting development at brownfield sites).

### ***Appraisal of Site Allocations***

- 5.20 The appraisal considered that most of the site allocations are likely to have minor short to long-term indirect positive effects on the economy through construction and a population increase. The strategic allocations at Silver Hill and Station Approach for example, are considered to have major positive

effects through the provision of employment land as well as residential land as part of a mixed-use development. The appraisal considered that there are a minimal number of sites which could result in the loss of existing employment uses, with minor effects.

- 5.21 Residential developments could increase pressure on existing employment opportunities, which could lead to minor negative effects. Minor negative effects may also arise from development outside of the settlement zone line, which may indirectly affect the vitality and viability of town / village centres. It is considered that there is suitable mitigation provided through Core Strategy and Development Policies and available at the project level to ensure that there will be no major negative effects (e.g. development contributions). The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.22 Negative cumulative effects may arise from development that is directed outside of the settlement zone line, as this may place increasing pressure on the vitality of town and village centres. It is important therefore that priority is given to brownfield development, and that policy wording reflects this aim. This has been achieved in Policy WT3 which prioritises the previously occupied areas of the Bushfield Camp strategic employment site, and discourages uses that could compete or detract from the town centre. This approach is replicated across the employment site allocations in the LPP2, for example Policy WIN3 also seeks a mix of uses at Silver Hill that reinforce and complement the town centre.
- 5.23 Further negative cumulative effects may arise from an increased demand for housing as a result of economic growth, this could especially place pressure on the adequate delivery of affordable housing, as it is already noted in the SHMA that even the 40% affordable housing provision required through Policy CP3 leaves an annual shortfall in the affordable housing requirement. This is addressed by directing economic growth towards areas that are suitable for densification and which support accessibility and mixed uses to reduce the costs of living for residents (e.g. by removing the need for a private vehicle).
- 5.24 Positive cumulative effects are likely to arise through appropriate provisions for the delivery of growth over the plan period and through maintaining and enhancing the role and shopping function of town and local centres.

### ***Interrelationships with other Topics***

- 5.25 As already noted to some extent above, the SA Objective on economy and employment is interlinked with many other SA Objectives. There exists a strong link between economic development and the SA Objective to reduce the need to travel / promote more sustainable methods of travel than the private car. The policies seek to provide sufficient access to public transport, and relevant connections to footpaths and cyclepaths. This link is recognised within Policy DM17 which outlines site development principles, Policy DM16 in which a strong connection to the existing public realm is made a criterion for site design, and in Policy DM18 on access and parking.

- 5.26 Further links exist between economic development and communities and health. Employment development allows residents to access jobs and money to support living standards, and diversification of available employment opportunities supports a wider knowledge base and retention of different skill sets. Further to this, there are also interconnections between employment development, transport and populations. By supporting mixed use development (as the Local Plan does) the interrelated effects support climate change mitigation by reducing the need to travel to work (especially by private car) and reducing the sequential effects of noise, air and dust pollution that result from travelling, all of which have indirect negative effects on human health. These complicated links are recognised at the strategic level within the local plan, which addresses these in-combination effects across the whole policy context rather than in individual policy wordings.
- 5.27 There remains however the potential for negative effects as a result of economic development, including in; communities and health through increased congestion, waste and pollution; transport and accessibility through the creation of new destinations and the likely increase in road users; air quality through again the likely increase in road users; climate change and flooding through a likely increase in impermeable surfaces, congestion, waste and pollution; water quality through a likely increase in surface water run-off; the natural environment through the loss of greenfield land and possible loss of biodiversity at some sites; cultural heritage through the densification of the urban area; and waste and recycling through the likely increase in day to day waste as a result of more business waste generations.

### **Communities and Health**

SEA Directive Topics: Population & Human Health  
NPPF paras 23-27 & 69-78

Relevant SA Objectives:

- SA Objective 1: To create and sustain communities that meet the needs of the population and promote social inclusion
- SA Objective 2: To provide for the timely delivery of infrastructure suitable to meet community needs
- SA Objective 6: To improve the health and wellbeing of all

### ***Appraisal of the Draft Local Plan Part 2***

- 5.28 Development strategies that seek the provision of housing and employment have the potential for minor short term negative effects on health during construction phases, through increased levels of noise, light and air pollution, however it is considered that there are suitable mitigation measures available to address short term negative effects during construction. LPP2 Policy DM17 does not permit development which has an unacceptable adverse impact on the amenity of nearby residents, and Policy DM20 does not permit noise

generating or noise sensitive development which has an unacceptable impact on health and quality of life. Policy DM19 ensures that all development achieves an acceptable standard of environmental quality in line with national statutory standards. The policy requires detailed assessments for any potential impacts on human health, including from odour, light, air, or water pollution, and contaminated land and construction phase pollution.

- 5.29 Alternatively, the outlined policies above also have the potential for indirect long-term major positive effects on communities and health through improved accessibility to housing and employment as well as associated services and facilities which support good living standards.
- 5.30 Housing policies support the community and SA Objective 1 by pursuing an appropriate mix of housing types to meet local needs, this includes gypsy and traveller sites (Policies DM4 & CC2), housing for agricultural and forestry workers (Policy DM11), and houses in multiple occupation (Policy WIN9), supporting social inclusion and cohesion. Policy DM3 seeks to retain the small dwelling size stock levels in the countryside, which ensures that existing development meeting local needs are not lost to future expansions or alterations.
- 5.31 LPP1 Policy CP7, and LPP2 policies DM5, DM6, DM13 support communities and health through ensuring development provides sufficient access to green, open and amenity space. This is further supported by LPP1 Policy CP21 on infrastructure and community benefit which ensures that in the case when provisions cannot be catered for on-site, contributions are obtained to provide the necessary development off-site. This supports SA Objectives 2 and 6 by delivering infrastructure to meet local needs, and delivering recreation / open space to support healthy lifestyles. This is likely to lead to minor long term positive effects on communities and health.

### ***Appraisal of Site Allocations***

- 5.32 The appraisal identified the potential for short-term negative effects on health during construction phases. It is considered that this could be mitigated through appropriate phasing of development and an Environmental Management Plan (EMP). It is recommended that an EMP for construction sites is a requirement for all development applications. Time limits during construction phases attached as conditions to planning applications could also assist in reducing the associated effects. It is considered however that there is suitable mitigation provided through Core Strategy and Development Management policies to ensure that there will be no major negative effects.
- 5.33 It is recognised that brownfield sites may have the potential for contamination, although this is uncertain at this stage, and it is considered that appropriate mitigation exists through policy DM21 (Contaminated Land) and at the project level to avoid any significant negative effects.
- 5.34 Potential positive effects on health have been identified through increased housing supply, and increased access to quality housing, as well as the resultant increase in population which could support local facilities and



services. For village sites, this could alternatively lead to increased pressure on existing services and facilities which could lead to minor long-term negative effects. The site allocations have also identified the potential for minor long-term negative effects on health through the lack of allotment provision. It is considered that there is suitable mitigation provided through Core Strategy and Development Management Policies and available at the project level to ensure that there will be no major negative effects (e.g. development contributions). The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.35 Delivery of development across all the allocated sites has the potential for short-term minor negative cumulative effects on health, through the level of construction and associated nuisance and pollution effects. It is recommended that development is appropriately phased to minimise these effects.
- 5.36 The Local Plan seeks to protect and enhance accessibility to community facilities and services, which includes open space for recreation, leisure and health facilities. Provision is made for new community facilities, and improvements to sustainable transport modes will help to improve accessibility. The policies support high quality design and integration of new development with the existing urban fabric. The provision of housing and employment will help to meet the future needs of the communities in the District, and the amenity of residents is also protected. It is therefore considered that the Local Plan as a whole will have major positive cumulative effects in the long-term for communities and health.

### ***Interrelationships with other Topics***

- 5.37 Communities and health can be indirectly affected by the nature and significance of effects on the majority of other topics. Positive effects on housing, employment and transport and accessibility can lead to indirect positive effects on communities and health. The impacts on environmental topics, such as air quality, water quality and the natural environment can also either positively or negatively indirectly affect communities and health.
- 5.38 The strategic location of major development sites which support accessibility, utilise brownfield or remedy contaminated land will assist in reducing these indirect effects

### **Transport and Accessibility**

SEA Directive Topics: Population & Human Health  
NPPF paras 29-41

Relevant SA Objectives:

- SA Objective 5: To increase accessibility; reduce car usage and the need to travel

### **Appraisal of the Draft Local Plan Part 2**

- 5.39 The Local Plan policies are accompanied by detailed transport assessments<sup>23</sup>. These assessments have supported the development of strategic allocations, and the Local Plan itself. A Stage One report formed part of the evidence base for the Core Strategy Preferred Options, and a Stage Two report looks at key sites from the preferred options in more detail. A key aspect of these reports are the mitigation measures that have been suggested to form an integral part of the development strategy. Mitigation measures include;
- Mixed use development that contains trips and promotes pedestrian, cycle and public transport links, this mitigation measure is evident in the strategic allocations e.g. policies WIN4, WIN5, WIN6, BW5, NA3, and WC1.
  - Measures to promote behavioural change like travel plans, home working and car sharing, this is evident in LPP1 Policy WT3 promoting the park and ride scheme, LPP1 Policy CP8 supporting measures to promote home working, LPP2 Policy DM14 requiring masterplans for large landholdings, and LPP1 Policy MTRA1 supporting the growth of communications technology services in the small towns and rural areas.
  - Financial contributions from the development industry to support the infrastructure and transport network, this approach to financing the necessary infrastructure improvements to support growth is evident in LPP1 Policy CP21 which utilises obligations and highlights that a CIL charging scheme will be introduced in the future (and which has now been adopted).
- 5.40 The adoption of these measures has the potential for long-term positive effects on transport and accessibility.
- 5.41 The strategic policies for development contained within the LPP1 Core Strategy seek to deliver 12,500 new dwellings over the life of the plan and prioritises the use of previously developed land within built up urban areas deemed more accessible. This could positively contribute to the sustainability objective to reduce the need to use a car. Due to the existing traffic pressures within Winchester Town however, any new development here is likely to increase traffic in the area and emissions rates, which has the potential to

<sup>23</sup> MVA Consultancy (2009) Winchester District LDF Transport Assessment Stage 2 [online] <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [accessed August 2014]

negatively affect the existing town centre AQMA and decrease air quality in the District. Policy CP10 of LPP1 seeks travel plans from new developments which further support the SA Objective.

- 5.42 The policies contained within LPP2 seek to deliver appropriate development sites for the need identified in LPP1, and take the policy requirements to the site level. Policy DM16 ensures that development delivers connectivity to the existing urban townscape. The site design criteria contained within this policy also require development proposals to consider permeability on site, and ensure that parking provisions do not dominate a site. This has the potential for minor long-term positive effects on the SA Objective to increase accessibility. Policy DM18 sets the standards for parking provisions, and considers safety in movement and the amenity of users and those surrounding the site. This policy also ensures that the needs of pedestrians and cyclists are catered for in safe, permeable and attractive routes, and in a manner that considers future developments and connectivity requirements. This has the potential for long term minor positive effects on SA Objective 5.
- 5.43 The SA recommended consideration of a transport hierarchy for future developments within an integrated transport policy showing pedestrians and cyclists at the apex to make clear that this is the most sustainable approach for new developments.
- 5.44 It is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects on transport and accessibility. Overall, the Local Plan is considered to have the potential for major long-term positive effects, although it is recognised that there remains a degree of uncertainty until site level details emerge.

### ***Appraisal of Site Allocations***

- 5.45 All of the site allocations were considered likely to increase traffic and therefore have negative effects on transport, with the significance of the effect being dependent on the size of the proposed development and its location. It is considered that there is suitable mitigation provided through Core Strategy and Development Policies and available at the project level to ensure that there will be no major negative effects on transport and accessibility.
- 5.46 Sites that are situated outside of the settlement boundaries may lead to minor long-term negative effects on accessibility. There is also however the potential for minor positive effects on transport and accessibility by potentially supporting public service facilities and securing improvements to walking and cycling routes within development provisions or contributions. The significance of this effect is again dependent on the scale and location of the proposed development. The larger strategic sites around existing urban areas are likely to help reduce the need to travel. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.47 Delivery of the projected growth of the District is likely to have cumulative negative effects on the topic of air quality, primarily through road traffic. This could lead to potential significant effects on the existing town centre AQMA. It is recommended that the Local Plan highlights the AQMA designation, and considers the necessary requirements to make development acceptable within and around the designated area.

### ***Interrelationships with other Topics***

- 5.48 There exists a strong link between transport and air quality, which is also connected with the topic of climate change. The Local Plan policies acknowledge this link through the provisions highlighted that support the promotion of sustainable transport methods, this includes; pedestrian and cycle paths, bridleways, public transport, and park and ride schemes. This has the potential for indirect positive effects on these topics.
- 5.49 There also exists a strong link between transport and accessibility and community health. By reducing the need to travel by car, and encouraging more sustainable transport methods, communities can benefit in many ways, including; improved air quality contributing to better health, more disposable income, improved water quality from less polluted surface water run-off, and more attractive environments in which the car does not dominate. The commitment to GI (as expressed in LPP1 Policy CP15) promotes the enhancement of integrated sustainable transport with the green network of pathways and linkages, and blue corridors.

#### **Air Quality**

SEA Directive Topics: Air  
NPPF paras 109-125

Relevant SA Objectives:

- SA Objective 15: Minimise local and global sources of pollution

### ***Appraisal of the Draft Local Plan Part 2***

- 5.50 The strategic policies contained within LPP1 seek to reduce carbon emissions through policy CP11 for sustainable low and zero carbon built development, as well as policy CP12 on renewable and decentralised energy schemes. Policy CP14 on the effective use of land also seeks to achieve higher densities in built up areas that can support easily accessible services and facilities and reduce the need for the private car. These policies are considered to have potential positive effects on air quality. However, any new development within the Winchester district is likely to increase the amount of cars generating polluting emissions, which could potentially negatively affect air quality. Winchester Town Centre has one designated AQMA, and development within or near the AQMA is likely to negatively affect it. This is recognised in LPP2 Policy WIN1 which seeks to reduce carbon emissions in Winchester Town through encouraging more sustainable transport options. The Park and Ride scheme seeks to reduce the impacts on the most sensitive

receiving environment (the town centre) which has the potential for long-term positive effects on air quality within the AQMA.

- 5.51 The LPP2 provides further mitigation through policy DM19 on Developments and Pollution; this policy prohibits development that is likely to result in unacceptable impacts on health, and requires detailed ambient air quality assessments where necessary.
- 5.52 It is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects on air quality. The combination of policies are considered likely to lead to long term indirect positive effects on air quality through the promotion of more sustainable transport methods, more sustainable lifestyles, and an enhanced green infrastructure network.

### ***Appraisal of Site Allocations***

- 5.53 The appraisal has identified the potential for negative effects on air quality as a result of the expected increase in traffic arising from development. The significance of the effect is dependent on the scale and location of the proposed development. It is considered that there is suitable mitigation provided through Core Strategy and Development Policies and available at the project level to ensure that there will be no major negative effects. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.54 Delivering growth is likely to increase transport and traffic pressures within Winchester Town in particular, delivering the projected level of growth is likely to lead to long term cumulative negative effects on air quality. This is mitigated through the Local Plan policies by the strong emphasis on more sustainable transport modes, this will include the ongoing protection and enhancement of pedestrian and cycle networks, as well as public transport infrastructure and services, and the emphasis on park and ride schemes which have the potential to reduce the effects within the most sensitive receiving environments (the town centre for example).
- 5.55 Negative effects on air quality can lead to cumulative effects on climate change mitigation, and inhibit national aims to meet emission reduction targets. It is considered that the strategies contained within the Local Plan seek to address the cumulative impacts by promoting sustainable transport methods, reducing the dominance of the private car and enhancing the infrastructure necessary to support a modal shift.

### ***Interrelationships with other Topics***

- 5.56 As already outlined air quality has a strong relationship with transport and traffic, and the effects of growth can result in negative effects on air quality. Given the findings of the SA for air quality and transport and accessibility, and the mitigation measures involved, it is considered that there is potential for long-term indirect positive effects on air quality. This has the potential for long-

term indirect positive effects on health, water quality and the natural environment.

### **Climate Change and Flooding**

SEA Directive Topics: Climatic Factors & Water  
NPPF paras 93-104 & 120

Relevant SA Objectives:

- SA Objective 9: To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy

### **Appraisal of the Draft Local Plan Part 2**

- 5.57 The strategic policies of LPP1, as already discussed in the relevant sections support the adaptation to and mitigation of climate change through policies that seek to reduce polluting emissions. This includes policies around air quality, transport and accessibility. Further to this there are many policies that support the retention and enhancement of existing, and development of new green infrastructure, and increased biodiversity, which in turn support climate change mitigation. Open space requirements could be enhanced through the requirement for trees on site, which support climate change mitigation goals as carbon sinks and through the associated cooling effects. Further policies also support renewable energy (LPP1 Policy CP12), and low carbon developments (LPP1 Policy CP11). These policies all potentially provide positive effects on climate change by seeking to minimise the impact of development on the environment.
- 5.58 Core Strategy Policy CP17 seeks to avoid development in the areas most at risk of flooding, avoid the displacement of flood risk effects, include the use of SuDS, protect and enhance water quality, and safeguard areas that may be required for current and future flood management. These aims are supported in the LPP2 by policy WK1 on drainage infrastructure in Wickham (an area identified at risk<sup>24</sup>) and development management policy DM17 on site development principles.
- 5.59 It is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects on climate change and flooding. Given the strategies provided in the Local Plan, it is considered that there is the potential for long-term indirect positive effects on climate change, through the promoted shift towards more sustainable lifestyles. As the Local Plan directs development away from the most sensitive water environments, its effect is considered to be neutral. There is the potential for minor positive effects on flooding through the safeguarding of land for future flood management.

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<sup>24</sup>Halcrow Group Ltd (2007) Winchester City Council Strategic Flood Risk Assessment for Local Development Framework – Main Report [online] <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/strategic-flood-risk-assessment-2007/> [accessed August 2014]

### ***Appraisal of Site Allocations***

- 5.60 All of the site allocations were considered likely to increase traffic and therefore have minor indirect negative effects on climate change through increased emissions of greenhouse gases. It is considered that there is suitable mitigation provided through Core Strategy and Development Management Policies and available at the project level to ensure that there will be no major negative effects.
- 5.61 The majority of the proposed site allocations are not within areas of medium to high flood risk; however there is the potential for increased flood risk from surface water runoff, exacerbated by the number of sites that are Greenfield and likely increase in the amount of impermeable surfaces. It is considered that there is suitable mitigation provided through Core Strategy and Development Policies (for example CP17 that requires SUDs where appropriate) and available at the project level to ensure that there will be no major negative effects. The sites north of The Lakes in Swanmore (Site Refs 340, 2505 & 2464, Policy Ref SW2) are located within an area of medium to high flood risk, the policy seeks to deliver up to 140 new dwellings in this area, and provides suitable mitigation to ensure that there will be no major negative effects. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.62 Growth in the District is likely to lead to minor long-term negative effects on climate change and flooding, through the loss of greenfield land, and the likely increase in population, waste, traffic and transport and impermeable surfaces. It is considered that the Local Plan provides sufficient mitigation to reduce these impacts, and ensure no long-term major negative effects on climate change and flooding. As the Local Plan promotes a shift to a low carbon economy and environment, and more sustainable lifestyles, it is considered that there is the potential for long-term positive cumulative effects on climate change.
- 5.63 The policies seek to ensure that development is directed away from areas of flood risk, that flood risk is not increased or displaced as a result of development, and that SuDS are incorporated to manage surface water. It is considered that the cumulative effect on flooding is likely to be neutral, given the mitigation measures provided, with a potential for minor positive cumulative effects through the safeguarding of land for future flood management. It is also recognised that these effects are dependent on the implementation of the mitigation measures outlined.

### ***Interrelationships with other Topics***

- 5.64 The nature and significance of effects on climate change and flooding is closely linked to housing, employment and transport. Flooding is also closely linked to communities and human health as well as water quality. Increased flood risk can have negative effects on human health as well as indirect negative effects on water quality and the economy.

### **Water Resources and Water Quality**

SEA Directive Topics: Water  
NPPF paras 109-125

Relevant SA Objectives:

- SA Objective 7: To protect, enhance and manage water resources in a sustainable way

### **Appraisal of the Draft Local Plan Part 2**

- 5.65 Any new development is likely to increase the amount of impermeable surfaces, and therefore negatively affect water quality through surface water runoff. The strategic policy CP17 on flooding, flood risk and the water environment, contained within LPP1 seeks to avoid development in the areas most at risk of flooding, avoid the displacement of flood risk effects, include the use of SuDS in new developments, protect and enhance water quality, and safeguard areas that may be required for current and future flood management.
- 5.66 These aims are supported through LPP2 by policy WK1 on drainage infrastructure in Wickham (an area identified as a sensitive receiving environment<sup>25</sup>) and development management policy DM17 on site development principles, which ensures adequate provision for drainage, sewage and SuDS.
- 5.67 LPP1 Policy CP11 on sustainable low and zero carbon built development also seeks to achieve a level 4 on the water aspect of the Code for Sustainable Homes in new residential developments, which has the potential for positive effects on water resources and quality.
- 5.68 It is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects on water resources and water quality. The use of SuDS and direction of development away from the most sensitive water environments has the potential for minor long-term positive effects on water resources and quality.

### **Appraisal of Site Allocations**

- 5.69 Some of the assessed sites (Sandyfields Nurseries /Main Road, Colden Common, Site Refs 275 & 2495, Policy Ref CC1 and Land off Lovedon Lane / Basingstoke Road, Kings Worthy, Site Ref 365, Policy Ref KW1) are on a major aquifer of high vulnerability and considered likely to have a major negative long-term effect on water. Site 365 is considered to be of particularly high

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<sup>25</sup>Halcrow Group Ltd (2007) Winchester City Council Strategic Flood Risk Assessment for Local Development Framework – Main Report [online] <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/strategic-flood-risk-assessment-2007/> [accessed August 2014]



sensitivity as it is also located in a Zone 1 groundwater source protection zone and Nitrate Vulnerable Zone (NVZ). It is considered that there is suitable mitigation provided in the Core Strategy and Development Management policies, which is likely to reduce the negative effects to minor residual effects on site 365.

- 5.70 Further sites are also located in Nitrate Vulnerable Zones; Sandyfields Nurseries, Colden Common (Site Ref 275, Policy Ref CC1), Swanmore College of Technology (Site Refs 429 & 1836, Policy Ref SW1), Land North of Clewers Lane, Waltham Chase (Site Refs 2529 & 2288, Policy Ref WC2), Land east of Sandy Lane, Waltham Chase (Site Refs 1893 & 2566, Policy Ref WC3), and Land north and south of Forest Road (Site Refs 2567 & 1837, Policy Ref WC4). It is considered that there is appropriate mitigation provided through Core Strategy and Development Management Policies and at the project level to ensure that there will be no major negative effects at these sites.
- 5.71 The majority of sites are on Greenfield land where development is likely to increase the amount of impermeable surfaces and surface water runoff, with the potential for minor long-term negative effects on water quality. It is considered that there is suitable mitigation provided through the Core Strategy and Development Management policies to ensure that there will be no major negative effects on water quality. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.72 The effects of development on water quality are dependent on the implementation of the proposed mitigation. There are sites highlighted within the Site Allocations SA which have a highly sensitive water environment, and are therefore highly dependent on mitigation measures to ensure no major negative effects arise. It is considered that appropriate mitigation exists (e.g. the inclusion of SuDS) to avoid significant effects.
- 5.73 Delivery of the projected growth will result in the loss of greenfield land, which has the potential for long-term cumulative effects on water quality and resources.

### ***Interrelationships with other Topics***

- 5.74 The water environment is influenced by and affects a number of the topics considered through SA. Potential negative effects on water resources and water quality can also have indirect negative effects on communities and human health and the natural environment. Similarly, improvements to water resources and quality can also have benefits for these topics. Given that the appraisal has found that there is not likely to be negative effects on the water environment, so long as the mitigation provided is implemented effectively, it is considered unlikely that there would be any major indirect negative effects on any other topics.

### **Natural Environment (Landscape, Flora and Fauna and Soils)**

SEA Directive Topics: Biodiversity, Flora, Fauna, Soil and Landscape  
NPPF paras 17, 79-92 & 109-125

Relevant SA Objectives:

- SA Objective 11: To conserve and enhance biodiversity
- SA Objective 13: To protect and enhance the character and quality of the landscape of Winchester District

## ***Appraisal of the Draft Local Plan Part 2***

### **Landscape**

- 5.75 The strategic policies of LPP1 seek to; restrict development in the countryside, secure new open space (policy CP7 sets out the open space standards for new development) and improve existing open spaces, ensure that design responds to the general character of an area, protect and enhance the green infrastructure network, and protect the South Downs National Park.
- 5.76 The policies of LPP2 support these goals. Numerous allocated residential development sites require open space in the strategic development policies, for example Policy KW1 - Lovedon Lane Housing and Open Space Allocation. Policy DM5 protects existing open areas of value, and policy DM6 supports policy CP7 by again setting out parameters for open space provisions in new developments. Policy DM15 on Local Distinctiveness highlights the key landscape characteristics that should be respected in new developments.
- 5.77 Further to this, the LPP2 seeks to protect the best and most versatile agricultural land, and seeks to protect and enhance the rural environment, including the landscape character and special trees, hedgerows and ancient woodlands (Policies DM23 & DM24).
- 5.78 Overall the level of anticipated growth is likely to have long-term negative effects on landscapes, however it is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects. The protection of the most valuable assets and character traits, and the provisions for new green spaces are considered likely to provide minor positive effects.

### **Biodiversity**

- 5.79 The LPP1 strategic policy CP16 on Biodiversity protects sites of international, national and local nature conservation values, and seeks to enhance existing biodiversity. The policy works alongside the UK Biodiversity Action Plan (BAP) to deliver the BAP targets, and avoid adverse impacts on sites, including fragmentation. This is supported by LPP2 policies like DM15 on Local Distinctiveness which seeks to protect the special qualities and features of

areas of ecological importance, and DM24 protecting Special Trees, Hedgerows and Ancient Woodlands.

- 5.80 Overall, the level of anticipated growth could have a negative effect on biodiversity as a result of the loss of greenfield land, however it is recognised that there is also the potential for positive effects for example in housing development that may contain species rich gardens. It is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects on biodiversity. Policies to enhance biodiversity are considered likely to lead to minor long-term positive effects on biodiversity.

### **Soils**

- 5.81 The Hampshire Minerals and Waste Plan<sup>26</sup> allocates safeguarded land for minerals deposits, and ensures soils and minerals of value to the District are protected. This allows for future access to deposits when required.
- 5.82 The supporting text within the Development Management document avoids the loss of the best and most versatile agricultural land, and directs development to areas of lower land quality. Policy DM21 also promotes the remediation of contaminated land, which has the potential for minor long-term positive effects on soils. Growth of the District is likely to result in the loss of large areas of greenfield land and some of the best and most versatile agricultural land, which has the potential for long-term negative effects, however it is considered that suitable mitigations exists within the policy framework to ensure that there will be no major negative effects on soils.

## **Appraisal of Site Allocations**

### **Landscape**

- 5.83 The majority of the proposed site allocations will lead to the loss of Greenfield land and have the potential for negative effects on landscape through the introduction of development into a currently undeveloped area. It is considered that there is suitable mitigation provided through Core Strategy and Development Policies and available at the project level to ensure that there will be no major negative effects. However, there is still an element of uncertainty until project level studies and assessments have been carried out. The nature and significance of the effect will be dependent on the final scale, layout and design of proposed development and the sensitivity of the receiving landscape.
- 5.84 A number of site allocations are located outside of settlement boundaries and these have the potential for a greater negative effect on landscape, compared to those within and/ or adjacent to Settlements, as they could lead to the coalescence and degradation of settlement character and

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<sup>26</sup> Hampshire Minerals and Waste Plan (2013)  
<http://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>  
[accessed August 2014]

distinctiveness. However, this is mitigated by LPP1 Policy CP18 which seeks to protect identified Settlement Gaps.

- 5.85 Development at the Glebe (Site Ref: 2438) in Wickham (an allocated site within Policy WK3) could result in major negative effects on the landscape, as the site forms part of the setting to South Downs National Park and part of the historic river valley crossing location. It is considered that there is suitable mitigation provided through Core Strategy and Development Management Policies and available at the project level to address negative effects and ensure that they are not significant. There is an opportunity to strengthen Policy WK3 and further reduce the significance of any negative effects by protecting; significant views (e.g. by determining a maximum storey number / height for development in this area), hedgerows and tree lines, and by highlighting the connection between the site and the National Park / River Valley Crossing.
- 5.86 Sites within policies BW2 (Priory Park Site Ref: 2572), BW3 (The Vineyard Site Ref: 356), SHUA2 (Little Park Farm Site Ref: 2583), and SW2 (North of The Lakes Site Ref: 2464) could result in the loss of GI assets, however this is mitigated within the policy wording in most policies, which ensures that open space is retained or created and any designated habitat protected or enhanced; thus reducing the significance of the effect. Policy SHUA2 could be expanded to ensure that mitigation for the loss of priority habitats is required to enhance benefits.
- 5.87 The appraisals have identified a number of Tree Preservation Orders within proposed site allocations which should be further protected through appropriate policy wording. This form of mitigation is expressed within policies WK2 and WK3 but is not expressed within policies BW3, BW4 and BW5. However, this is mitigated through the LPP2 Policy DM24, which seeks to retain special trees.
- 5.88 It is considered that there is sufficient mitigation provided through the Local Plan policies to ensure that there will be no major negative effects on Landscape.

### **Biodiversity**

- 5.89 The majority of the proposed site allocations were considered unlikely to have major negative effects on biodiversity. It is considered that there is suitable mitigation provided through Core Strategy and Development Policies and available at the project level to ensure that there will be no major negative effects. However, there is still an element of uncertainty until project level studies and assessments have been carried out. The nature and significance of the effect will be dependent on the final scale, layout and design of proposed development and the sensitivity of the receiving landscape.

### **Soils**

- 5.90 The following sites have been identified as having the potential to result in the loss of best and most versatile agricultural land (Grade 3a and above):

Albany Farm, Bishops Waltham (Site Ref: 1877, Policy Ref: BW4), Sandyfields Nurseries, Colden Common (Site Ref: 275, Policy Ref: CC1), Land off Lovedon Lane / Basingstoke Road, Kings Worthy (Site Ref: 365, Policy Ref: KW1), and East of Winchester Road, Wickham (Site Ref: 1909, Policy Ref: WK2). This has the potential for a long-term negative effect on soil.

- 5.91 A small area of one allocation site is located on safeguarded mineral deposits; East of Winchester Road (Site Ref 1909, Policy Ref WK2) There is a potential for conflict between development at this site and the strategic policy aims of the Hampshire Minerals and Waste Plan, and potential for short term negative effects (especially on health) should mineral extraction occur after the proposed housing development on these sites. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.92 The level of growth proposed through the Local Plan has the potential for major long-term negative effects on the natural environment. To address this, the Local Plan seeks to direct development away from the most sensitive receiving environments, support the enhancement of existing natural environments, and provide new open spaces within development proposals and site allocations. The mitigation provided by the plan policies and available at the project level should reduce negative effects to ensure that they are not significant for the landscape, biodiversity or soils; however the overall cumulative effect of the Local Plan remains uncertain. The Local Plan will lead to the loss of large areas of greenfield land, and is likely to lead to loss of some areas of the best and most versatile agricultural land.

### ***Interrelationships with other Topics***

- 5.93 The natural environment is influenced by and affects a number of the topics considered through SA. Potential negative effects on the natural environment can also have indirect negative effects on communities and health, climate change and flooding, air quality and water resources and water quality. Similarly, improvements to the natural environment can also have benefits for these topics. It is considered that there is sufficient mitigation available through the local plan, and at the site level to ensure that there will be no major indirect negative effects on any other topics.

#### **Cultural Heritage**

SEA Directive Topics: Cultural Heritage  
NPPF paras 126-141

Relevant SA Objectives:

- SA Objective 12: To protect and enhance built and cultural heritage

### ***Appraisal of the Draft Local Plan Part 2***

- 5.94 LPP1 Policy CP20 seeks to conserve and enhance the historic environment, including by supporting Conservation Areas with appraisals and management plans, and supporting new development that enhances built or natural landscapes and local distinctiveness.
- 5.95 LPP1 policy CP20 is supported by LPP2 Policy DM15 on Local Distinctiveness. The policy identifies the key characteristics of the historic environment, and assigns weight to the Landscape Character Assessment and adopted Design Statements within the Local Development Framework. The policy also considers the cumulative effect of development on the character of an area whilst obtaining sustainable growth.
- 5.96 LPP1 is further supported by Development Management policies in LPP2, which afford extra protection to sites of cultural heritage. For example Policy DM25 ensures that any development that may impact a historic park or landscape is overcome through the provision of a positive conservation strategy and management plan, that also ensures sufficient funding is available for long-term management and maintenance. Policies DM26 and DM31 ensure that sites are cross referenced to the Winchester Historic Environment Record and archaeological assessments are undertaken where required. Policies DM27, DM28, DM29, and DM30 give directions and criteria for development in and around historical assets, including Conservation Areas and Listed Buildings. Policy DM31 provides a Local List of heritage assets, and Policy DM32 seeks to protect undesignated heritage assets. Extra attention is also given to character building shopfronts through Policy DM33, and development that can detract from the historic character, for example Policy DM34 on signage.
- 5.97 In combination the policies, which also assign weight to supporting documents within the Local Development Framework, provide suitable mitigation to ensure that there will be no major negative effects on cultural heritage.
- 5.98 Development of growth has the potential for both positive and negative effects on heritage, as it is dependent on site level details, including the response to the context, and the sensitivity of design. Therefore, there remains an element of uncertainty; however it is considered that the combination of various policies provide suitable mitigation to ensure that there will be no major negative effects on cultural heritage.

### ***Appraisal of Site Allocations***

- 5.99 Most sites are not considered to have any negative effect on the historic landscape. One site; Land at The Glebe, Wickham (Site Ref 2438, Policy Ref WK3) is located close to historic assets; the land at The Glebe is in close proximity to Listed Buildings. Further to this some sites are within or adjacent to the Winchester Town Conservation Area (for example Silver Hill and Station Approach). It is considered that there is suitable mitigation provided through the Core Strategy and Development Management policies to ensure that

there will be no major negative effects. The Local Plan seeks development that supports the enhancement of the historic landscape which has the potential for minor positive effects.

- 5.100 It is considered that sites may have potential effects on archaeology, however an element of uncertainty still exists until project level studies and assessments have been carried out. The nature and significance of the effect will be dependent on the final scale, layout and design of proposed development and the sensitivity of the receiving landscape. It is considered that there is suitable mitigation through Core Strategy and Development Management policies to ensure that there will be no major negative effects. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.101 Overall the Local Plan seeks to protect and enhance heritage, as well as avoid development that would have an impact on the significance of heritage assets. It seeks to direct development away from the most sensitive receiving environments, and towards areas with the least constraint. Whilst it is recognised that development has the potential for negative effects on heritage, it is also recognised that there is the potential for positive effects by enhancing assets, locations and access. It is considered that there is suitable mitigation available through the Local Plan and supporting policy framework to ensure that there will be no major long-term negative cumulative effects on heritage.

### ***Interrelationships with other Topics***

- 5.102 Heritage has links to a number of other topics as it can be affected by housing and employment, as well as the natural environment and climate change and flooding. The protection and enhancement of heritage assets can also have indirect positive effects on communities and health.

#### **Waste and Recycling**

SEA Directive Topics: Material Assets  
NPPF para 5

Relevant SA Objectives:

- SA Objective 8: To ensure sustainable waste management

### ***Appraisal of the Draft Local Plan Part 2***

- 5.103 The delivery of the growth outlined in the Local Plan has the potential for short to long-term negative effects on waste. In the short-term waste will be created during construction and in the long-term as a result of additional households and employment areas generating waste day to day.

- 5.104 LPP2 Policy DM17 outlines site development principles and ensures well designed provisions for refuse and recycling. Policy DM19 sets standards for environmental quality in line with national statutory standards. Further to this Policy DM21 ensures that no unacceptable impacts arise as a result of development on contaminated land, seeking investigations and assessments to be carried out to current industry best practice guidelines.
- 5.105 Hampshire County Council, has also adopted the Hampshire Minerals and Waste Plan<sup>27</sup> in partnership with Portsmouth City Council, Southampton City Council, New Forest National Park Authority and the South Downs National Park Authority. This plan covers the Winchester District area and outlines the strategic approach, policies, and site allocations to guide the future direction of waste management and minerals extraction. The policies contained within this plan seek to provide sustainable minerals and waste development, protect Hampshire's communities and environment, and support Hampshire's economy. This includes safeguarding certain minerals and waste sites.
- 5.106 The policies within the Local Plan are supported by the joint Minerals and Waste Plan, it is considered that in combination the two plans provide sufficient mitigation to ensure that there will be no major negative effects on waste and recycling.

### ***Appraisal of Site Allocations***

- 5.107 The site allocations were appraised as all having the potential for a minor negative effect on this topic through waste created in the short-term during construction and in the long-term as a result of additional households or employment generating waste day to day. It is considered that there is suitable mitigation provided through the joint Hampshire Minerals and Waste Plan, Core Strategy and Development Management policies to ensure that there will be no major negative effects. This could be supported through the requirement for a Waste Management Plan to accompany development proposals, which also allocate sufficient space for recycling opportunities.
- 5.108 A small area of one site is located on safeguarded mineral deposits; East of Winchester Road (Site Ref 1909, Policy Ref WK2). There is a potential for conflict between development at this site and the strategic policy goals of the Hampshire Minerals and Waste Plan, and the potential for short term negative effects (especially on health) should mineral extraction occur after the proposed housing development on these sites. The detailed appraisal of site allocations is provided in Appendix VI.

### ***Synergistic and Cumulative Effects***

- 5.109 The Local Plan is considered to have the potential for minor negative cumulative effects on waste and recycling through the provisions for growth. Local Plan policies expect adequate provisions for refuse and recycling to prevent any major negative effects. The provisions for joint working across

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<sup>27</sup> Hampshire Minerals and Waste Plan (2013)  
<http://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>  
[accessed August 2014]



local authority boundaries has the potential for a minor long-term positive cumulative effect through effective and more sustainable waste management and planning at a wider scale.

***Interrelationships with other Topics***

- 5.110 There are not considered to be any strong links to other topics given that significant negative or positive effects on waste and recycling are unlikely.

## 6.0 IMPLEMENTATION & MONITORING

### Introduction

- 6.1 This section discusses indicators and targets to help monitor the sustainability effects of the Local Plan. Targets and/or indicators for each sustainability objective have been identified (from the SA Framework) to provide a suggested list for discussion, and refined further to consider the significant sustainability effects of the plan, as required by the SEA Directive/ Regulations.

### Monitoring Requirements

- 6.2 The SEA Regulations require that the SA develops measures for monitoring the significant effects of the Local Plan. Current SA guidance states that monitoring will enable Local Planning Authorities 'to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions<sup>28</sup>.' Government Guidance also requires that the monitoring results from the SA 'should be reported in the local planning authority's Monitoring Report<sup>29</sup>.'
- 6.3 The aim of SA monitoring is to set a framework to show whether progress is being made towards sustainable development throughout the Local Plan's period. This section discusses indicators and targets to help monitor the sustainability effects of the Local Plan. Targets and/or indicators for each sustainability objective have been identified (from the SA Framework) to measure the significant sustainability effects of the plan, as required by the SEA Directive. Additional suggestions from consultees have been included.
- 6.4 Monitoring arrangements should be designed to:
- highlight significant effects;
  - highlight effects which differ from those that were predicted;
  - and provide a useful source of baseline information for the future.

### SA monitoring proposals for the Winchester Local Plan – Part 2

- 6.5 Planning legislation requires local planning authorities to produce Monitoring Reports, which should include the findings of SA monitoring. Accordingly, the monitoring strategy for the SA should be integrated with the Local Plan MR. When preparing the Local Plan MR, Winchester City Council will consider this SA chapter to ensure recommended monitoring proposals are included, where practicable.

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<sup>28</sup> Department for Communities and Local Government (2014) National Planning Practice Guidance Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/> [accessed March 2014]

<sup>29</sup> Department for Communities and Local Government (2014) National Planning Practice Guidance Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/> [accessed March 2014]

6.6 The proposed Local Plan monitoring strategy should:

- Clearly set out who is responsible for the monitoring, as well as its timing, frequency and format for presenting results;
- By collecting new information, update and strengthen original baseline data, rectifying any deficiencies, and thereby provide an improved basis for the formulation of future plans;
- Establish a mechanism for action to enhance positive effects of the plan, mitigate any negative ones and assess any areas that were originally identified as containing uncertainty. The aim should be to keep the Local Plan working at maximum effectiveness for the benefit of the community; and,
- Empower all of the community by providing a clear and easily understandable picture of how actual implementation of the Local Plan is affecting the District. Is it moving the area towards or away from the more sustainable future we intended? Are any significant effects identified actually happening? Are any unforeseen consequences being felt? Are any mitigation measures that were proposed operating effectively?

6.7 Indicators aim to measure all relevant aspects of life in the District – social and economic as well as environmental. These are drawn from:

- Objectives and targets set out in the Local Plan– these will mostly be quantitative and may be expressed as maps, graphs, diagrams or percentages (e.g. number of AQMAs, % of renewable energy sourced in new developments etc.);
- Indicators already identified and used in the SA process, again mostly likely to be quantitative;
- Measures drawn from the baseline data collected during the early stages of the Local Plan or from the previous Local Plan and the SA (e.g. air quality, extent of wildlife habitats, need for affordable housing); and,
- Any other measures suggested by the community. These might be more qualitative (e.g. quality of life) and could be useful in enriching understanding and giving people a sense of ownership of the Local Plan.

6.8 The significant effects identified through the SA of LPP2 and their indicators are largely the same as those already being monitored under the LPP1 Monitoring Framework (Appendix D of LPP1). It is therefore considered that appropriate monitoring is in place to measure the progression of the identified effects through the existing monitoring framework.

6.9 An indicator has arisen through the HRA however, of recording the number of dwellings providing contributions within the Solent Disturbance and Mitigation Charge Zone, it is recommended that this is added to the existing monitoring framework.

## 7.0 CONCLUSIONS AND NEXT STEPS

- 7.1 The SA of the Winchester District's Local Plan Part 2 – Development Management and Allocations has appraised the effects of individual policies and allocations, as well as the overall effect of the plan, including cumulative and incremental effects. The SA has found that the LPP2 is likely to provide major long-term positive effects on the SA topics of Housing, Economy & Employment, Communities & Health and Transport & Accessibility. There is also the potential for minor negative effects on the topics of Air Quality, Water Resources and the Natural Environment.

### Significant Positive Effects of Local Plan Part 2

- 7.2 The SA found that the majority of policies and allocations are likely to have significant positive sustainability benefits for the Winchester District. The following table summarises the significant positive cumulative effects identified:

**Table 7.1: Significant Positive Effects of the Local Plan Part 2**

Key relevant SA Objective:	Positive effects identified:
Building Communities	The plan reflects the need to improve facilities for all sections of the community, by providing an inclusive approach to facilities provision for all with major significant positive effects. Measures are included to support rural economic development.
Housing	The plan will have major significant positive effects through meeting the housing needs of the District, particularly affordable housing needs, and in locations where housing is most needed.
Transport Climate Change	The plan responds to existing high levels of car ownership and accessibility issues, by including strong policies in support of public transport and through seeking to minimise out-commuting.
Biodiversity, Landscape & townscape, Water, Land and Soil	The plan recognises the distinctive landscape and biodiversity areas in the District, (including the National Park) and takes an approach to development that minimises impacts on these areas through steering development toward the more developed Winchester City and PUSH areas of the District.
Economy & Employment	The plan will have positive effects for the economic regeneration of existing centres and the promotion of regeneration in rural communities and market towns.
Sustainable Construction	The plan has a strong focus on sustainable design and construction, including ensuring high level compliance with codes for sustainable construction.

### Significant Negative Effects of the Local Plan Part 2

- 7.3 Alongside the many positive effects of the plan, potential negative sustainability effects were also identified. These primarily relate to the

increased residential and employment development proposed in the plan. Negative effects identified are summarised below:

**Table 7.2: Significant negative effects of the Local Plan**

Key relevant SA Objective:	Negative Effects & Mitigation identified:
Biodiversity Landscape & Townscape	<p>The cumulative effects of increased development, including housing, employment development, and other infrastructure. These effects include:</p> <ul style="list-style-type: none"> <li>■ increased air pollution (local and regional);</li> <li>■ direct land-take;</li> <li>■ pressures on water resources and water quality;</li> <li>■ increased noise and light pollution, particularly from traffic;</li> <li>■ increased waste production;</li> <li>■ potential loss of tranquillity ;</li> <li>■ implications for human health (e.g. from increased pollution); and</li> <li>■ incremental effects on landscape and townscapes.</li> </ul> <p>The overarching Development Strategy DS1, Strategic Allocations, and Core Policies have been strengthened such that strong mitigation measures are in place.</p>
Climate Change and Energy	<p>An increase in the District's contribution to greenhouse gas production- this is inevitable given the amount of new development proposed, and includes factors such as increased transportation costs, embodied energy in construction materials and increased energy use from new housing and employment development.</p>
Landscape & Townscape Building Communities	<p>Less tangible effects of significant physical, economic and social changes for local communities, including impacts on landscape, and community cohesion particularly in locations where there will be significant increases in development. The overarching Development Strategy DS1, Strategic Allocations, and Core Policies have been strengthened such that stronger mitigation measures are in place.</p>

- 7.4 This SA Report is published alongside the Winchester City Council's Draft Local Plan Part 2 – Development Management and Allocations DPD and will be subject to public consultation.

## GLOSSARY

<b>AONB</b>	Area of Outstanding Natural Beauty
<b>AQMA</b>	Air Quality Management Area
<b>BAP</b>	(UK) Biodiversity Action Plan
<b>BREEAM</b>	Building Research Establishment Environmental Assessment Methodology
<b>DPDs</b>	Development Plan Documents
<b>EEC</b>	European Economic Community
<b>EMP</b>	Environmental Management Plan
<b>EU</b>	European Union
<b>GI</b>	Green Infrastructure
<b>HRA</b>	Habitat Regulations Assessment
<b>JCS</b>	Joint Core Strategy
<b>LDD</b>	Local Development Documents
<b>LNR</b>	Local Nature Reserve
<b>MR</b>	Monitoring Report
<b>NPPF</b>	National Planning Policy Framework
<b>PRoW</b>	Public Right of Way
<b>PUSH</b>	Partnership for Urban South Hampshire
<b>SA</b>	Sustainability Appraisal
<b>SACs</b>	Special Areas of Conservation
<b>SEA</b>	Strategic Environmental Assessment
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SINCs</b>	Sites of Importance for Nature Conservation
<b>SPAs</b>	Special Protection Areas
<b>SPD</b>	Supplementary Planning Document
<b>SSSI</b>	Site of Special Scientific Interest
<b>TPO</b>	Tree Preservation Order
<b>WCC</b>	Winchester City Council
<b>WDDF</b>	Winchester District Development Framework