

Initial SA of Potential Allocations in Waltham Chase

This is an initial Sustainability Appraisal for Winchester City Council's Local Plan Part 2: Development Management and Allocations – a Development Plan Document (DPD). Planning legislation requires that the DPDs are subject to an SA, a systematic process that is designed to evaluate the predicted social, economic and environmental effects of development planning. European and UK legislation require that the DPDs are also subject to a Strategic Environmental Assessment (SEA), a process that considers the effects of development planning on the environment. Government Policy advises that "*a Sustainability Appraisal which meets the requirements of the European Directive on strategic environmental assessment 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).

This initial SA seeks to identify the likely significant effects on the environment, economic and social factors of the potential allocations to be put forward in the Local Plan Part 2. SA uses a framework of objectives for sustainable development in the Winchester area as the basis for appraisal using baseline evidence and professional opinion. The SA process suggests ways of avoiding or mitigating significant negative effects and promoting enhancement of positive effects.

Summary of SA Method

The method used for this Initial Sustainability Appraisal of the Potential Allocations in Waltham Chase comprises the following elements:

- Identifying relevant baseline information and other plans or programmes that influence the Allocations. This has been drawn from the baseline identified for Winchester Local Part 1 – Joint Core Strategy and updated as appropriate.
- Using the Sustainability Appraisal Framework developed in July 2007 (tailored to assess sites), with professional expertise and drawing upon selected information in the Review of Plans and Programmes, and the Baseline Information. Please see Appendix I for further details (pages 18 – 29).

- Commenting on the areas where the potential allocation sites may have specific effects - highlighting where possible, positive/negative effects, short/long term effects, indirect/direct effects, cumulative effects, and the reversibility, scale and likelihood of effects with recommendations for proposed mitigation or enhancement where identified.
- Using Categories of Significance to describe the level of significance attributed to each effect identified after taking into account mitigation provided in high level planning policy in Winchester Local Part 1 – Joint core Strategy. Please see 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 effect

- In addition, thresholds to determine the significance of certain sustainability constraints, for Landscape and Transport only, were developed as these were considered to be the main sustainability differentiators for the potential allocations identified. Please see Appendix II for further details (pages 30 – 34).

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1	Building Communities	<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 and Infrastructure is covered by SA Objective 2.</p> <p>The Brownfield sites including 2288, 2491, 2517 and 2065 should be prioritised according to the requirements of policy DS1 and development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area.</p> <p>Policies MTRA1 and MRTA2 are applicable to the sites at Waltham Chase and these policies provide for necessary development to create and sustain communities over the plan period. The development of some of the sites is likely to have minor positive effects on this objective as a result. However, the sites to the North, East and two in the south of the settlement (1891, 2288, 2388, 2491, 1894, 2405, 2432, 1753, 1837, 2516, 2528, 2529, 2567, 2568, 2518 and part of 2406) are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites would result in coalescence between the settlements Bishop’s Waltham, Waltham Chase and Shirrell Heath. Development of these sites is unlikely to support MRTA2 which requires that Development should protect areas designated for their local, national, or international importance, such as Gaps. Mitigation is provided to a certain extent by MTRA2 itself with the requirement that development will need to be an appropriate scale and design although it is considered that development of these sites would still lead to minor negative effects.</p>	-	+
	To create and sustain communities that meet the needs of the population and promote social inclusion			+

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		There are few local facilities available and it has been identified out-commuting takes place so that people can access the facilities they need ¹ . Most of the sites could provide space for facilities for social interaction leading to minor long-term positive effects on communities. Greater opportunities exist for the sites adjoining the settlement boundary to provide facilities which would be easily accessible (within 800 m) to the existing community in Waltham Chase. This could increase the positive effects to major. The sites North of Clewers Hill (2406 and 2405) could be considered to be too remote (between 800 and 1600 m) from the existing from existing community facilities located in the southern half of the settlement.		
		Distances to services are discussed under SA Objective 5.		
2	Infrastructure	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. Compliance with these policies will support this SA Objective leading to minor positive effects.	-	+
	To provide for the timely delivery of infrastructure suitable to meet community needs			
		None of the sites identified will result in the loss of open space in Waltham Chase; shortfalls have been identified for all types of open space including: Allotments; Equipped Children's & Young People's Space; Natural Greenspace, Informal Green Space and Parks, Sports and Recreation Grounds ² . Any increase in development could put additional pressure on these areas and increase the shortfall and therefore is considered to have major negative effects. However, CP7 requires that new housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2),		

¹ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed June 2013]

² Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Waltham Chase.

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		<p>preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce negative effects to minor. The nature of the effect could be changed to positive if a requirement to provide open space on the sites is included in the relevant allocation policy wording.</p> <p>Waltham Chase has a number of District level strategic Green Infrastructure (GI) Assets³ including: the Allan Kings Way public right of way; informal green space for example sports and recreation ground and open space (as specified in CP7); and 2 SINC's. None of the sites, if developed, would result in the loss of District level GI. The sites to South of Clewers Lane offer greater opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets mentioned above. In addition, development to the south could provide the opportunity to increase access and connectivity to a number of footpaths towards Shedfield house and golf course.</p> <p>The Allan King's Way public right of way (PRoW) cuts through site 2406 and joins Winchester Road and then carries on along Lower Chase Road towards Swanmore. Site 2046 and possibly sites 2405 and 2388 could provide opportunity to enhance the PRoW by creating a safer and or additional route through the sites to encourage greater and safe access.</p> <p>It would be recommended that for all the sites, specific requirements should be included in their allocation wording to enhance and improve access to GI on and around them. This will increase the certainty of positive effects.</p>	

³ District level assets are described in: Enfusion and Winchester City Council (May 2010) Winchester City Council Local Development Framework – Green Infrastructure Study. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/environment/green-infrastructure-study-2010/> [Accessed June 2013]

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3	Housing	All sites are likely to provide housing if developed and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA objective provided adequate types, tenures and sizes of housing are provided: (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 Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.	++	
	To provide good quality housing for all			
4	Economy and Employment	<p>It is uncertain at this stage whether the sites will be mixed use or only provide for housing and as a result the majority of the effects on this Objective are considered to be uncertain at this stage. Minor short-term positive effects may be realised through increase in employment during construction. Some of the larger sites could provide mixed used development including 2406, 2405, 2573, 2528 and 1837.</p> <p>The centre of the village is located to the south of the village on Winchester Road. This is where the majority of the shops and services are located. Development of site 2065 could provide the opportunity to improve and expand the village centre providing additional retail facilities and potentially new premises to support small businesses. The sites adjoining the settlement boundary to the south of Curdridge Lane are close to the village centre and their development would reinforce the village centre use improving it's' vitality and viability and therefore the local economy. Development of sites in particular to the North and North-East, given their proximity to Bishop's Waltham and Swanmore may result in the community using the facilities there instead of Waltham Chase.</p> <p>Only two sites currently provide employment (1753/ 2491 and 2065) although given the low level of employment, its loss is considered to result in minor negative effects unless provision is made elsewhere or development involves mixed uses.</p>	?	+
	To maintain the buoyant economy and develop greater diversity that meets local needs		-	

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		Distances to employment areas are discussed under SA Objective 5.		
5	Transport To increase accessibility; reduce car usage and the need to travel	<p>All sites are within 0 – 400 m of bus stops within Waltham Chase and the bus provides a regular service (Mondays to Fridays (approximately 7.00 am – 6.15 pm) and Saturdays) to Winchester, Fareham, Petersfield and other villages and towns every 60 minutes. Development at these sites could lead to major positive effects on Transport.</p> <p>As stated under the SA Objective 6, there are no primary health care or chemist facilities and that there is a reliance on the facilities provided by the nearby villages of Bishops Waltham and Wickham. Any increase in housing development would be expected to increase this out-commuting for the public to gain access to these facilities. Any increase in housing development would be expected to increase this out-commuting for the public to gain access to these facilities. Development on all the sites is likely to lead to minor negative effects.</p> <p>As stated under the SA Objective 1, there are few local facilities available and it has been identified out-commuting takes place and any increase in housing development is expected to increase this out-commuting⁴. In terms of access (0 – 800 m) to other services and facilities including local employment, shops and education facilities, the majority of the sites to the North of Clewers Lane are between 800 and 1600 m of these facilities and if developed would need to provide these services and facilities on site if they are to support this SA Objective leading to minor negative effects. The sites to the south of Curdridge Lane are within 0 – 400 m of most facilities and the development of sites 1837 and 2432 could increase access to the main village centre for</p>	+	--
			+	

⁴ MVA Consultancy (November 2008) Winchester District Local Development Framework Transport Assessment Report for Winchester City Council. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/infrastructure/> [Accessed June 2013]

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		<p>properties along Forest Road and Brickyard Road. Development of these sites to the south could lead to major positive effects on this SA Objective.</p> <p>Waltham Chase is characterised by a low lying undulating landscape and therefore typography of the land is not considered to be an issue with regard to access.</p> <p>It is likely that development at any of the site locations, will increase traffic on these roads, in particularly during construction, leading to short and long-term minor negative effects. If all the sites were taken forward, the cumulative effects could be increased to major negative. Appropriate phasing of sites and the requirement for an Environmental Management Plan to be produced should be considered as mitigation for short effects within policy wording. In addition, mitigation is provided policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. Currently, there are no cycle ways in Waltham Chase but development of the sites to the West adjoining the settlement boundary could provide a greater opportunity to develop a cycleway along Bull Lane and Curdridge Lane to improve connectivity to the village centre and to Winchester Road. Development of the sites to the West together could help make the creation of a sustainable transport system more viable.</p> <p>Forest road has been identified as being a dangerous road for people on foot due to lack of pavements but is frequently used by children walking to and from the secondary school based in Swanmore⁵. Any development along this road (sites 1837, 2432, 2567 and 1894) could exacerbate this problem through increasing the number of school children and increasing the volume of traffic. This could lead to minor negative effects on transport. However, there may be opportunities to resolve these issues through contributions being made from development along this road to improve pavements and crossings for pedestrians.</p>	

⁵ The People of Swanmore (June 2011) The Swanmore Village Plan. Online at <http://www.swanmorevillageplan.org.uk/upload/village-plan-2011.pdf> [Accessed June 2013]

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6	Health To improve the health and well being of all	<p>As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments⁶ available for the community of Waltham Chase. With regard to allotments, there are none located within the village and the nearest land is located 1.5 km away at Shirrell Heath⁷. Any increase in development will increase the need for allotments making the shortfall greater and therefore is considered to have minor negative effects on health. However, all sites could provide the opportunity to provide additional allotment land to address the current shortfall and the new demand from any additional development proposed. Greater opportunities exist for the sites adjoining the settlement boundary to improve accessibility (within 480m⁸) to the existing households in Waltham Chase if they provide additional allotment space. The recommendation under SA Objective 2 requiring that development of any of the sites should include provision of new open space (including allotments), is applicable to this Objective.</p> <p>All the sites have the potential to provide good quality housing, additional or improved community facilities and/ or encouraging walking to local facilities and the wider countryside which would result indirect minor positive effects on health and well being.</p> <p>There are no primary healthcare or chemist facilities and that there is a reliance on the facilities provided by the nearby villages of Bishops Waltham and Wickham. Development on any of the sites will increase demand for healthcare facilities, therefore leading to minor long-term negative effects unless provision can be made.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could</p>	-	+

⁶ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Waltham Chase.

⁷ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Waltham Chase.

⁸ Winchester City Council (March 2013) Winchester District Local Plan Part 1 0 Joint Core Strategy. Policy CP7 - Open Space, Sport and Recreation. Online at <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/> [Accessed June 2013]

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		encourage the community to exercise more will have long-term minor positive effects on health. The sites to South of Clewers Lane offer greater opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets		
		Development of any of the sites will generate noise, light and dust in particular during construction and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on health. Mitigation for these effects has been suggested under the SA objective 15.		
7	Water To protect, enhance and manage water resources in a sustainable way	Only two sites (2568/1894 and 2406) partly fall within an area of medium to high flood risk zone (2 and/or 3) ⁹ and it is considered that development here could lead to major long-term negative effects on water. Furthermore, part of sites 2573 and 2466 are located in a groundwater protected area although this area is considered to be 'probably not at risk'. ¹⁰ It is considered that development of these sites could lead to minor long-term negative effects on water both ground and surface water. Mitigation is provided to a certain extent under CP17 – Flooding, Flood risk and the Water Environment which could reduce negative effects although this may be problematical and/ or expensive. Apart from the sites identified above, the majority of sites identified for Waltham chase, if developed, are less likely to lead to significant environmental effects on water. Any short-term effects during construction (contaminated water-run off) and long-term effects on surface water through introduction of additional impermeable surfaces which could increase the risk of flooding in other areas are addressed by the mitigation provided by CP17. Therefore the residual effects on	--	0

⁹ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed May 2013]

¹⁰ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed May 2013]

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		water for the sites mentioned in this paragraph are considered to be neutral. Furthermore, there is a chance of negative cumulative effects on water if all sites were taken forward, in terms of an increase in impermeable surfaces leading to a higher risk of flooding, and an increase risk of pollutants entering water, in particular, from construction activities.	
8	Waste To ensure sustainable waste management	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).	+
9	Climate Change To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	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).	+

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10	Sustainable Construction To promote the sustainable design and construction of buildings and places	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).		+
11	Biodiversity To conserve and enhance biodiversity	<p>There are no International or national nature conservation designations on any of the development sites¹¹. The Waltham Chase Meadows SSSI is located directly adjacent to sites 1837, 2432 and 2065 and the Moors, Bishop's Waltham Local Nature Reserve and SSSI are located within 150 m from site 2406. Therefore there could be potential for negative indirect effects through noise, light and surface water pollution as well as increased recreational pressure during the short-term (during construction) and in the long-term. In addition, there are no SINC's on or adjacent to any of the development sites although there are two within the vicinity of the settlement¹².</p> <p>Sites to the East and South of Waltham Chase contain or partly contain water courses which could provide habitat for protected species such as water voles. These sites also consist of a field pattern of arable and pasture fields with a network of hedgerows which have been identified as providing good wildlife corridors.¹³ Loss of these corridors and watercourse habitats could lead to minor negative effects on biodiversity.</p>		- 0

¹¹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed May 2013].

¹² Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed May 2013]

¹³ Winchester City Council (2013) Landscape Appraisal: Waltham Chase DRAFT

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		<p>A number of the sites (2528, 1892, 2406 and 2405) contain or partly contain BAP priority habitats including, floodplain grazing marsh and traditional orchards¹⁴. Development on these sites would have the potential to permanently destroy the habitats leading to minor or even major (depending on the presence of protected species) long-term negative effects on biodiversity. Moreover if all the sites mentioned above were developed, this could lead to major negative cumulative effects on biodiversity. The sites could be reduced to exclude the BAP priority habitats or the SINCs but there still could be indirect effects through noise, light and surface water pollution as well as increased recreational pressure (given the small size of the sites). Development of these sites could also increase habitat fragmentation. Mitigation is provided to a certain extent by Policy CP 16.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater of the BAP sites, sites with wildlife corridors and sites with Tree Preservation Orders (see SA Objective 13 for more details). Temporary disturbance may be likely during construction. Mitigation with the requirement to undertake relevant assessment or survey prior to submission of a planning application is provided by policy CP16 - Biodiversity. It is anticipated that for sites without the BAP habitats and other habitats that the residual effect on protected species will be neutral with mitigation provided by CP16.</p>	
12	Heritage	There are no conservation areas or scheduled monuments on or adjacent to the allocation sites ¹⁵ . There are no listed buildings within the settlement boundary ¹⁶ but there are 4 grade II listed	0

¹⁴ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed May 2013].

¹⁵ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2013]

¹⁶ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, pp. 170. Online at <http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/> [Accessed May 2013]

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		Site Refs: 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		
	To protect and enhance built and cultural heritage	buildings within close proximity to the following sites: 2573, 1891 and 2406. It is considered unlikely that development on the sites near to the listed buildings will affect the setting of the listed buildings. In addition, the potential for archaeology assets is unknown at this stage. Protection/mitigation for all heritage assets is provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. With reference to the above effects on heritage are anticipated to be neutral.		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>Most of the sites would not result in the loss of agricultural land grade 3a and above except for 1893 which would result in the loss of grade 3a land leading to major long-term negative effects on soils¹⁷. Furthermore, all the sites are situated with a Eutrophic Nitrate Vulnerable Zone (NVZ).</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan partly under site 2573¹⁸. These are identified as Mineral Safeguarding Sites under Policy 15 of the emerging Hampshire Minerals and Waste Plan (Inspectors Report received). Under this policy, Hampshire County Council would need to be consulted regarding the likelihood of the mineral being worked in an environmentally acceptable way. There is the potential for short-term and medium-term negative effects on landscape and soils during extraction. Currently, it is uncertain whether extraction is possible and therefore these sites are considered to have a major negative effect on this SA Objective. If extraction is possible prior to development, the nature of the effect is likely to be reduced to minor negative.</p> <p>The majority of the sites are located on Greenfield land outside of the settlement boundary and development on this land could be detrimental to Waltham Chases' landscape character areas</p>		
		--	+	+

¹⁷ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2013].

¹⁸ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report 2013](#). [Accessed Aug 2013]

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Waltham Chase			
Sustainability Objective		Assessment of Effects	
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
		Site Refs: 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>of Shedfield Heathlands (south, west and east) and Durley Claylands (north)¹⁹. In particular, Greenfield sites which do not adjoin the settlement boundary (for example 2528, 2516, 2562, 2564 and 2530 could be considered to lead greater to negative effects on landscape and soils than other Greenfield sites.</p> <p>The sites to the North, South and the East of Waltham Chase (1891, 2288, 2388, 2491, 1894, 2405, 2432, 1753, 1837, 2516, 2528 and part of 2406) are considered to be sensitive to development²⁰ and are within a settlement gap as defined by policy CP18 of the Local Plan Part 1. Development of these sites could have major long-term negative effects through increasing the risk of coalescence and harming the settlement character and local distinctiveness of the both Waltham Chase, Bishop's Waltham, Swanmore, Shedfield, and Shirrell Heath. However, sites 2288, and 2491 could be developed as they are all previously developed land with existing built structures and their development could lead to minor positive effects on landscape through redevelopment improving the quality of the structures and reinforcing the edge of the settlement.</p> <p>Sites 2406, 1892, 2065, 2388, 2405 and 1894 contain trees with tree preservation orders and if developed there is a chance that these could be removed and as a result amenity value could be lost. This could lead to minor negative effects on landscape in the long-term. Although mitigation to a certain extent is offered under CP 20, it would be recommended that if these sites were developed, that there should be a requirement under policy to retain trees covered by TPOs.</p> <p>The following sites 2288, 2491, 2517 and 2065 are located on Brownfield land which is considered to be less sensitive than other location in terms of impact on the setting of Waltham Chase.</p>	

¹⁹ Winchester City Council and Hampshire County Council (March 2004) Landscape Character Assessment for Winchester District. Online at <http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/> [Accessed June 2013]

²⁰ Winchester City Council (2013) Landscape Appraisal: Waltham Chase DRAFT

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Waltham Chase				
Sustainability Objective		Assessment of Effects		
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
		Site Refs: 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		
		Development of these sites could lead to major positive effects if they contain poor quality structures or disused land and their removal as part of new development will improve the quality of the area. The development of these sites and other sites adjoining the western boundary of the settlement could also have the potential to reinforce the recognised built form of Waltham Chase.		
14	Built Environment To secure high standards of design	<p>The majority of the sites located to the North, South and East of Waltham Chase, if developed, could potentially erode the character and sense of place of the settlement and in addition, the other settlements of Bishop's Waltham, Swanmore, Shedfield and Shirrell Heath. This is because these sites are within a settlement gap as defined by policy CP18 of the Local Plan Part 1 and there development would lead to coalescence and could erode the character and sense of place of the village. This could lead to minor negative effects on the built environment.</p> <p>The sites to the West as mentioned under SA Objective 13 have the potential to reinforce the recognised built form of Waltham Chase and therefore enhance its' sense of place.</p> <p>All sites can partly achieve this SA objective through meeting the requirements set out in the Local Plan Part 1 Policies including DS1 – Development Strategy and Principles; and CP13 – High quality design.</p>	-	+
15	Pollution Minimise local and global sources of pollution	<p>None of the sites are in or adjacent to an AQMA or any known landfill sites (historic and current). However, sites 2405 and 2406 are partly covered by overhead power cables which could affect the health of any potential residential occupant. Also, the sites 1894, 2406, 2573 and 2466, given their sensitive location in terms of water (see SA Objective No. 7), are considered to be more vulnerable to pollution resulting from development. In addition, the potential for contamination is unknown for all of the sites although the Brownfield sites are more likely to contain contaminants than the Greenfield sites. Site 2065 currently houses a metal recycling facility and therefore the site has a higher potential for contamination to be present than the other sites.</p> <p>Development of any of the sites will generate noise, light and dust in particular during construction</p>	-	

Waltham Chase			
Sustainability Objective	Assessment of Effects		
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
	Site Refs: 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		
		and the majority of the sites are adjacent to existing residential uses. This could lead to both minor short-term to long-term negative effects on pollution. 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.	
Summary of Key Negative and Positive Effects for Sustainable Development: The assessment has found that the sites to the East of Waltham Chase and within the 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; Infrastructure (improvements to GI); Sustainable Construction; 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 majority of sites 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. Furthermore, 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. Key Negative Effects: Major negative effects have been identified for the following SA Objectives: <ul style="list-style-type: none"> ■ 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. ■ Water – Sites 2568/1894 and 2406 partly fall within an area of medium to high flood risk. ■ Transport – cumulative negative effects in the short-term (during construction) and the long-term (increase in traffic) if all sites are taken forward. Key Positive Effects:			

Waltham Chase	
Sustainability Objective	Assessment of Effects
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
	Site Refs: 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>Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ Building Communities - The Brownfield sites including 2288, 2491, 2517 and 2065. ■ Landscape and Soils - Sites 2288, 2491, 2517 and 2065 as are located on Brownfield land. ■ Transport – All sites are within 0 – 400 m of bus stops. ■ Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. <p>Mitigation, Recommendations and Residual Effects for Plan-making</p> <ul style="list-style-type: none"> ■ 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. ■ 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. ■ In addition, it would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. This will increase the certainty of positive effects on Infrastructure. 	

Appendix I: Sustainability Appraisal Framework for Local Plan Part 1 and Sustainability Appraisal Framework Tailored for Site Allocations in the Local Plan Part 2

The 'decision aiding questions' for the sites have been formulated by:

- Identifying appropriate policies in the Local Plan Part 1 which set out requirements for sites to adhere to and removing the questions which refer to those requirements;
- Where 'decision aiding questions' from the Local Plan Part 1 address effects in addition to those covered by higher level policies (Local Plan Part 1 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 Local Plan Part 2 Site Selection Checklist, where appropriate (shown in Red);
- Including additional questions (shown in green).

	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
1	Building Communities <i>SEA topics: Population</i>		
	To create and sustain communities that meet the needs of the population and promote social inclusion	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Help provide facilities for social interaction ▪ Promote diverse communities and meet a range of housing needs ▪ Ensure inclusion of all sections of the community ▪ Ensure equality of access to services ▪ Integrate new and existing communities ▪ Encourage community cohesion and a sense of community ownership ▪ Reduce social exclusion of disadvantaged groups ▪ Meet the needs of an ageing population 	<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"> ▪ How does the site deliver the vision as set out in Policies WT1/SH1 or MTRA1 of LPP1? ▪ How does the site deliver the locally derived vision and objectives identified by the community? ▪ Could the site provide space for facilities for social interaction? ▪ Does the site allow for equality of access to services? Please refer to objective 5 – transport for distances to services.
2	Infrastructure <i>SEA topics: Material Assets</i>		

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	To provide for the timely delivery of infrastructure suitable to meet community needs	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Support the provision of community facilities, for example cultural, health, recreational and social facilities. ▪ Encourage the enhancement of green infrastructure (strategic network of protected sites, nature reserves, greenspaces, and greenway linkages) ▪ Ensure the delivery of infrastructure that meets the needs of new and existing development ▪ Ensure appropriate timing and phasing 	<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"> ▪ 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)? ▪ 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? ▪ Will the development of the site result in the loss of a local facility or service or registered community assets? ▪ Is the site within the specified distances of other facilities as identified in Policy CP7 - Open Space, Sport and Recreation?
3	Housing <i>SEA topics: Population</i>		
	To provide good quality housing for all	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Deliver affordable and sustainable housing both in urban and rural areas, in keeping with local character ▪ Support the sympathetic accommodation of housing growth in sustainable locations 	<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>

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		<ul style="list-style-type: none"> ▪ Balance housing and employment land delivery with community facilities and environmental capacity ▪ Provide for an appropriate mix of dwelling size, type, density and phasing to meet local needs ▪ 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 	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 Showpeople; Policy CP6 – Local Services and Facilities); Policy CP13 – High Quality Design; DS1 – Development Strategy and Principles.
4	Economy and Employment <i>SEA topics: Population</i>		
	To maintain the buoyant economy and develop greater diversity that meets local needs	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Provide a diverse range of jobs that meet the needs of local people ▪ Ensure jobs are located in sustainable locations ▪ Support the rural economy ▪ Reduce both out commuting and in commuting ▪ Help maintain Winchester City as a major focus of learning and education ▪ Assist in the retention of young people and graduates ▪ Recognise the role of tourism in the local economy ▪ Support retail diversity across the district ▪ Support live work units & working from home ▪ Balance suitable employment with housing growth ▪ Encourage environmentally and socially responsible employment and help to create local markets for local goods/services ▪ Aim towards establishing a low carbon 	<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"> ▪ How well is the site located in relation to places of employment? Please refer to objective 5 – transport for distances to employment. ▪ Would the use of the site lead to a loss of employment land/ jobs? ▪ Could the site provide a balance between housing and local employment opportunities and local community facilities and retail?

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		economy for Winchester District	
5	Transport <i>SEA topics: Air, Climatic Factors, Population, Material Assets</i>		
	To increase accessibility; reduce car usage and the need to travel	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Support delivery of quality public transport that is accessible to all sections of the community ▪ Enable the enhancement of a District-wide network of footpaths and cycle links between settlements, homes and work and community facilities ▪ Support the need to reduce travel, especially during peak times ▪ Locate new development to reduce the need to travel ▪ 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 ▪ Adopt maximum parking standards 	<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"> ▪ Is the site served well by public transport (i.e. frequency of service every hour on days when a bus service operates²¹)? ▪ Is the site within walking distance (ideally between 400 to 800 m²²) of a number of services and facilities including²³: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)? ▪ 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? ▪ Are there any existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots which development of the site could exacerbate? ▪ Is access to and from the site (pedestrian, cycle

²¹ 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]

²² Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

²³ 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]

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			<p>and vehicle) to the facilities mentioned above, constrained by typography?</p> <ul style="list-style-type: none"> ▪ Could the site enable the enhancement of a local network of footpaths and cycle links between settlements, homes and work and community facilities? ▪ Could the site help create an integrated sustainable transport system, for example through providing for shared road space, green lane linkages?
6	Health <i>SEA topics: Human Health</i>		
	To improve the health and well being of all	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Protect and increase the provision of and accessibility to community, cultural and recreational facilities ▪ Require design that ensures safe, attractive places and engenders a sense of place ▪ Require design that promotes healthy lifestyles and increased physical activity ▪ Increase accessibility to health facilities and encourage multi-functional use of facilities ▪ Ensure residents have access to healthy and affordable food through, for example, the provision of allotments 	<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"> ▪ Will the site improve access to healthy and affordable food through, for example, the provision of allotments? Through meeting the specified standards in CP7. ▪ 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.
7	Water <i>SEA topics: Water, Climatic Factors, Biodiversity, Health</i>		
	To protect, enhance and manage water resources in	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Require the use of water efficiency measures ▪ Manage and minimise risk of flooding including regard to future climate change 	<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>

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	a sustainable way	<p>(promotion of adaptation measures)</p> <ul style="list-style-type: none"> Promote the adoption and use of sustainable drainage systems Protect ground and surface water sources: quality & quantity Progress compatibility with the objectives of the Water Framework directive Promote access to water for recreation, enjoyment and understanding (including valued biodiversity/ habitats) 	<ul style="list-style-type: none"> Is the site Flood Zone 2 or 3? Are there any known problems with flooding on the site? Is the site in a ground water protection zone, safeguarded zone, water protection zone and/ or situated on major aquifer with high/ intermediate vulnerability? Is there potential for adverse effects on the quality of ground and surface water sources?
8	Waste <i>SEA topics: Material Assets</i>		
	To ensure sustainable waste management	<p>Does the option/policy:</p> <ul style="list-style-type: none"> Help reduce waste and facilitate recycling in construction and operation Encourage composting Encourage development that is self-sufficient in waste management Support the recovery of energy from waste 	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).
9	Climate Change <i>SEA topics: Climatic Factors, Air, Water</i>		
	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	<ul style="list-style-type: none"> Promote renewable energy generation Help reduce carbon and other greenhouse gas emissions Ensure adaptation planning that maximises opportunities and minimises the costs of climate change. Promote community involvement, understanding and action on climate change 	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).
10	Sustainable Construction		

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<i>SEA topics: Air, Water, Climatic Factors, Material assets</i>			
	To promote the sustainable design and construction of buildings and places	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Ensure the incorporation of energy and water efficiency measures and renewables in new development aiming for zero carbon dwellings and workplaces ▪ Seek higher density in new development in appropriate locations ▪ Require the use of sustainable building standards (Code for Sustainable Homes, BREEAM) ▪ Promote locally and sustainably sourced (e.g. recycled) materials in construction and renovation 	<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>
11	Biodiversity <i>SEA topics: Biodiversity, Fauna and Flora</i>		
	To conserve and enhance biodiversity	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Protect and enhance designated and locally valued habitats and species ▪ Prevent and reverse habitat fragmentation, where possible promote understanding of and access to biodiversity ▪ Provide opportunities for provision and enhancement of a network of greenspaces. 	<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"> ▪ Does the whole or part of the site or is the site near to a designated site (international, European, national or local)? ▪ Does the site contain any protected species? ▪ Are there any locally valued habitats and or species (non-recorded biodiversity interests) present or adjacent, for example: Mature hedgerows, traditional orchards, veteran trees etc.? <p>Could the site:</p> <ul style="list-style-type: none"> ▪ Have any adverse impact on any designated sites or protected species (International, European,

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			<p>National or Local) and/ or on any locally valued habitats and species (non-recorded biodiversity interests)?</p> <ul style="list-style-type: none"> Have potential to enhance designated and locally valued habitats and species? Provide space to reverse habitat fragmentation? Provide opportunities for provision and enhancement of a network of greenspaces using an ecosystems approach? Are there streams, rivers, lakes or other watercourses/ aquatic habitat on or within 200m of the site²⁴? Is the site within 500m of a large²⁵ pond? Will development of this site affect any structure or features that could be habitats for protected species?
12	Heritage <i>SEA topics: Cultural Heritage</i>		
	To protect and enhance built and cultural heritage	<p>Does the option/policy:</p> <ul style="list-style-type: none"> Protect and where appropriate, enhance the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value Support, develop and where appropriate, enhance and increase access to cultural & heritage resources and activities Help accommodate new development without detriment to the existing built and cultural heritage 	<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> <ul style="list-style-type: none"> Does the site contain or is it close to heritage assets including: <ul style="list-style-type: none"> Scheduled Monuments Conservation Areas Listed Buildings Archaeological sites (recorded and non-recorded) Historic Parks and Gardens Existing landscape and townscape character?

²⁴ Hampshire & Isle of Wight Chief Planning Officers Group (No date) Biodiversity Checklist. Online at <http://www.hampshirebiodiversity.org.uk/1app.htm> [Accessed May 2013]

²⁵ Where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m² (c. 15m x 15m)

			<ul style="list-style-type: none"> ■ Would the use of the site increase access to local cultural and heritage resources and activities? ■ Could the site accommodate new development without detriment to the existing local built and cultural heritage? ■ Could the site have an adverse impact on the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value? ■ Could the site enhance the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value?
13	Landscape & Soils <i>SEA topics: Landscape, Soils</i>		
	To protect and enhance the character and quality of the landscape of Winchester District	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Minimise adverse impact on the landscape setting of the city, towns and rural settlements ▪ Prioritise the use of previously developed land to minimise greenfield development ▪ Conserve and enhance the natural beauty of the South Downs National Park, and locally designated landscapes ▪ To protect soil resources and manage in a sustainable way 	<p>All development on proposed sites is required to meet Policies: CP20 – Heritage and Landscape Character.</p> <ul style="list-style-type: none"> ■ Could the site adversely impact on the landscape setting of the city, towns and rural settlements? ■ Is the site classified as previously developed land or Greenfield? Prioritise the reusing of land that has been previously developed (brownfield land), provided that it is not of high environmental value. ■ Could the site contribute towards conserving and enhancing: <ul style="list-style-type: none"> ○ recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; ○ local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

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			<ul style="list-style-type: none"> ■ Could the use of the site protect soil resources or would it result in the loss of high grade (1 – 3a) agricultural land? ■ Is the site within a defined settlement gap (LPP1 Policy CP18)? ■ 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? ■ Is the site or part of the site in a Nitrate Vulnerable Zone?
14	Built Environment <i>SEA topics: Cultural heritage, Population, Material Assets</i>		
	To secure high standards of design	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Promote recognition of local distinctiveness and a sense of place in style, materials and scale within the public realm ▪ Make best use of existing buildings through reuse and conversion ▪ Promote innovation in sustainable design for new and heritage development ▪ Promote integration of new development with existing context/design ▪ Recognise the role of the community in securing good design e.g. Village design statements, community planning 	<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"> ■ 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?
15	Pollution <i>SEA topics: Air, Climatic Factors, Human Health, Soils, Water</i>		
	Minimise local and global sources of pollution	<p>Does the option/policy:</p> <ul style="list-style-type: none"> ▪ Improve air quality, e.g. through transport management and reduction of employment related emissions ▪ Reduce and manage noise pollution ▪ Reduce and manage the impact of light 	<ul style="list-style-type: none"> ■ Will the use of the site result in an increase in air, noise, light, water, odour and soil pollution in the area? ■ Is there a risk of contamination on the site? ■ Are there overhead power cables on the site?

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		<p>pollution</p> <ul style="list-style-type: none"> ▪ Ensure there is no pollution of water sources ▪ Ensure there is no pollution of the soil 	<ul style="list-style-type: none"> ■ Is the site a known landfill site? ■ Are there any adjacent uses to the site which may cause noise, light, odour or air pollution conflicts? ■ Is the site in or adjacent to an AQMA?
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Appendix II: Thresholds for landscape and Transport for Potential Allocation Sites

Five thresholds of development potential have been produced, ranging from absolute sustainability constraints (red), through issues for sustainability that may be mitigated or negotiated (orange and yellow) (although some effects may be more difficult or expensive to address than others), to sites that have no constraints (light green) or where development may be encouraged as it would help to resolve particular sustainability issues (dark green). The thresholds for landscape and transport have been set out below as these are considered to be the main sustainability differentiators for potential allocation sites covered by Winchester Local Plan: Part 2 (LPP2).

Each category is judged according to its own standards and methods of assessment. There is no weighting or scoring, with colours being used to help consider potential effects. The aim is to make comparisons between sites and areas easier and help identify which sites are more sustainable. The development potential and environmental constraint categories may change, as may site gradings as work on the evidence base and LPP2 preparation evolves and further information on a particular site becomes available. For example, for many categories a precautionary principle has underpinned the current assessment, but when further information is available, such as through site surveys, the grading can be amended to reflect this.

* Relevant assessment criteria from the Local Plan Part 2 Site Selection Checklist, where appropriate (shown in Red).

Threshold for Landscape and soils		
X	Absolute sustainability constraints	The site is underlain by mineral reserves with extraction not possible within the timeframe of the plan. Brownfield land with high environmental value ²⁶ or Greenfield land with high environmental value.
--	Sustainability issues; mitigation	Major negative effect on the landscape setting of the city, towns and rural settlements and: ○ recognised built form and designed or natural landscapes that include features and elements of natural

²⁶ Department for Communities and Local Government (March 2012) National Planning Policy Framework, Paragraph 111.

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	considered problematic and/or expensive	<p>beauty, cultural or historic importance;</p> <ul style="list-style-type: none"> local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting. <p>The site within a defined settlement gap (LPP1 Policy CP18).</p> <p>The site is underlain or partly underlain by mineral reserves with extraction either not possible or uncertain prior to development.</p> <p>The use of the site would result in the loss of high grade (1 – 3a) agricultural land.</p> <p>Brownfield land which has moderate environmental value or Greenfield land with moderate environmental value.</p>
-	Sustainability issues; mitigation considered achievable	<p>Minor negative effect on the landscape setting of the city, towns and rural settlements and:</p> <ul style="list-style-type: none"> recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting. <p>The site is underlain or partly underlain by mineral reserves with extraction possible prior to development.</p> <p>Brownfield land which has low environmental value or Greenfield land with low environmental value.</p>
+	No sustainability constraints	<p>Minor positive effect on the landscape setting of the city, towns and rural settlements and it could contribute towards conserving:</p> <ul style="list-style-type: none"> recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting. <p>Brownfield land which has negligible environmental value and Greenfield Land negligible environmental value.</p>
++	Development will support Sustainable Objectives	<p>Major positive on the landscape setting of the city, towns and rural settlements and could contribute towards conserving and enhancing:</p> <ul style="list-style-type: none"> recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

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		Brownfield land which has negligible environmental value and contaminated land remediated to restore soil resource.
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Threshold for Transport		
X	Absolute sustainability constraints	<p>Safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is not achievable onto an adopted road. There are no pavements to facilities.</p> <p>There are major existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is majorly constrained by typography (for example – a steep hill).</p>
--	Sustainability issues; mitigation considered problematic	<p>The site is not within walking distance (over 1600 m²⁷) of a number of services and facilities including²⁸: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p> <p>Safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is problematic onto an adopted road. Pavements to key facilities (food stores, health and education) are only available part of the way and cannot be connected.</p> <p>There are moderate existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p> <p>The site is served well by public transport (frequency of service more than 2 hours on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is moderately to majorly constrained by typography.</p>
-	Sustainability issues; mitigation	<p>The site is within walking distance (800 to 1600 m²⁹) of a number of services and facilities including³⁰: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p>

²⁷ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

²⁸ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 12.

²⁹ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

³⁰ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 12.

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	considered achievable	<p>Safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is achievable onto an adopted road. Pavements to key facilities (food stores, health and education) are available part of the way and could be connected.</p> <p>There are minor existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p> <p>The site is served well by public transport (frequency of service every 1 – 2 hours on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is slightly to moderately constrained by typography.</p>
+	No sustainability constraints	<p>The site is within walking distance (400 to 800 m³¹) of a number of services and facilities including³²: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p> <p>The site is served well by public transport (frequency of service every hour on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is slightly constrained by typography.</p> <p>The site can enable the enhancement of a local network of footpaths and cycle links between settlements, homes and work and community facilities.</p> <p>The site can 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.</p> <p>There is safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, onto an adopted road with pavements.</p> <p>There are no existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p>

³¹ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

³² Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 12.

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++	Development will support Sustainable Objectives	<p>The site is within walking distance (0 to 400 m³³) of a number of services and facilities including³⁴: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p> <p>The site is served well by public transport (frequency of service every hour on days when bus operates).</p> <p>Access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, is not constrained by topography.</p> <p>The site can enable the enhancement of a local network of footpaths and cycle links between settlements, homes and work and community facilities.</p> <p>The site can 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.</p> <p>There is safe access to and from the site (pedestrian, cycle and vehicle) to the facilities mentioned above, onto an adopted road with pavements.</p> <p>There are no existing transport infrastructure issues in the local area such as congestion, single track roads, and accident hotspots.</p>
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³³ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

³⁴ Winchester City Council (July 2011) Market Towns and Rural Area Development Strategy Background Paper, paragraphs 4.4 and 4.5 (list of facilities), pp. 12.