

Initial SA of Potential Allocations in Wickham

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 Wickham 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 19– 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).

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
1	Building Communities To create and sustain communities that meet the needs of the population and promote social inclusion	<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>All sites have the potential to be developed to meet the requirements of Policy SH1 and the actions sets out in Wickham Parish Plan For Action – Creating a Vision for a Vibrant Community (Wickham Parish Council, 2004) leading to minor positive effects.</p> <p>It has been identified that there are issues with littering, dog fouling, vandalism and underage drinking¹. Development of any of the sites could exacerbate the situation leading to minor long-term negative effects. It would be recommended that any development should take account of the good practice guidance such as ‘Safer Places: The Planning System and Crime Prevention (2004)’ 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.</p> <p>Wickham is a relatively small centre with 25 A1/retail units within the ‘town centre’² and there is a lack of facilities for young people³. All sites could provide space for additional facilities in particular for young people 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 0 - 800 m) to the existing community in Wickham. This could increase</p>	--	+

¹ Wickham Parish Council (2013) Wickham Parish Plan 2013 <http://www.winchester.gov.uk/community/community-plans/completed-plans/>

² Wickham Parish Council Survey 2013. not published.

³ Wickham Parish Council (2013) Wickham Parish Plan 2013 <http://www.winchester.gov.uk/community/community-plans/completed-plans/>

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		the positive effects to major if these sites were taken forward. Sites 295, 297 and the majority of the southern and western parts of 2020 are considered to be remote (between 800 – 1600 m in most cases) from existing community facilities leading to major negative effects. Distances to services are discussed under SA Objective 5.		
2	Infrastructure To provide for the timely delivery of infrastructure suitable to meet community needs	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. None of the sites will result in the loss of open space in Wickham; shortfalls have been identified for three types of open space including: Allotments; Equipped Children’s & Young People’s Space; and Sports and Recreation Grounds ⁴ . 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), preferably through on-site provision of new facilities where feasible or by financial contributions towards offsite improvements. This should reduce negative effects to minor. However, 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 if a firmer requirement to provide open space on the sites is included in the allocation policy wording.	--	+

⁴ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Wickham.

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		Wickham has a number of District level strategic Green Infrastructure (GI) Assets ⁵ including: public rights of way; SINCs; informal green space for example sports and recreation ground and open space (as specified in CP7); and a golf course. There is one site (2020) which would result in the direct loss of District level GI (a golf course) if developed as proposed, leading to major negative effects on infrastructure. The majority of sites could provide opportunities to enhance GI and access to GI given their close proximity to the majority of the District level strategic GI assets mentioned above. Furthermore, 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. 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.		
3	Housing To provide good quality housing for all	All sites are likely to provide housing and through compliance with the following policies, where applicable, this is likely to lead to major long-term positive effects on this SA objective: (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.	++	
4	Economy and Employment	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.	?	-

⁵ 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]

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
	To maintain the buoyant economy and develop greater diversity that meets local needs	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 2020 and 2488. Only one site currently provides employment (2020) although given the level of employment on there are likely to only be minor negative effects from its loss. Distances to employment areas are discussed under SA Objective 5.		
5	Transport To increase accessibility; reduce car usage and the need to travel	All sites (apart from sites 295, 297 and the southern and western parts of 2020) are within walking distance (0 - 400m) of bus stops within Wickham 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 of these sites could lead to major long-term positive effects on Transport. Sites 295, 297 and the southern and western parts of 2020 are between 800 – 1600m from the nearest bus stops and are therefore less sustainable and likely to lead to minor negative long-term effects. In terms of access to other services and facilities including local employment, shops, health and education facilities, the majority of the sites are within walking distance of these facilities and development at these sites would support this SA objective. Three sites (295, 297 and the southern and western parts of 2020) are quite remote from the village centre and other facilities (between 800 – 1600 m in most cases) and creating better access to these sites could be problematical and/or expensive and the majority of the established community of Wickham would not be able to access within walking distance these facilities if developed. 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. Sites 2020, 1908, 1910 and 1909 are located on sloping ground and therefore access could be	+	--
			+	

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham			
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	
		<p>slightly constrained on part of the sites by topography leading to minor negative effects.</p> <p>The junction of Titchfield Lane and Winchester Road which sites 1908, 2488, 295, 1910, 1909, and part of 2020abut, is considered by the Parish Council to be hazardous with frequent accidents⁶. Development here could exacerbate the problem leading to minor negative effects. Safe pedestrian access onto Titchfield Lane could be a potential issue especially considering that there is a lack of pavements along Titchfield Lane. Mitigation to improve safety on Titchfield Lane could prove to be problematic and/ or expensive and therefore there could be major negative effects.</p> <p>It is likely that development at any of the site locations, will increase traffic on roads, in particular during construction, leading to short and long-term minor negative effects. Some traffic congestion was noted and a lack of facilities for pedestrians was evident in the settlement and minimizing the impact of traffic growth on Wickham and its rural surrounds is a 'major concern'⁷. If all the sites were taken forward, the cumulative effects could be increased to major negative although mitigation is provided by Policy CP10 – Transport which seeks to encourage the use of non-car modes particularly walking and cycling. This should therefore reduce the magnitude of the major effects down the minor. In addition, 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.</p>	

⁶ Wickham Parish Council (2013) Wickham Parish Plan 2013 <http://www.winchester.gov.uk/community/community-plans/completed-plans/>

⁷ 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]

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		Parking has been identified as an issue in the village particularly in the Square ⁸ . Any development may worsen parking problems by bringing additional people into the area leading to permanent minor negative effects. Again, mitigation is provided for new development by policy CP10 where the use of non-car modes particularly walking and cycling is encouraged. As a result new development is less likely to worsen existing parking problems.		
6	Health To improve the health and well being of all	As explained under SA Objective 2, shortfalls have been identified with regard to the amount of Allotments ⁹ available for the community of Wickham. 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. All the sites apart from 2438 are over 480m ¹⁰ from the nearest allotment	-	+

⁸ Wickham Parish Council (2013) Wickham Needs Assessment <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/development-needs-and-site-allocations/wickham/>

⁹ Winchester City Council (2013) LDF Core Strategy – Policy CP7 Open Space Standards. Public Open Space Assessment: Wickham.

¹⁰ 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]

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham			
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	
		<p>based in Southwick Road. 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 480m¹¹) to the existing households in Wickham if they provide additional allotment space. It would be 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 Infrastructure.</p> <p>Most of sites have the potential to provide good quality housing, additional or improved community facilities and/ or employment opportunities which would result indirect minor positive effects on health and well being.</p> <p>With reference to the SA Objective Infrastructure, any improvement in access to GI which could encourage the community to exercise more will have long-term minor positive effects on health. All sites could provide the opportunity to do this.</p> <p>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.</p>	
7	Water	None of the sites fall within an area of medium to high flood risk zone (2 and/or 3) ¹² ; however, flooding issues are a major concern due to problems with capacity at the sewage treatment	-

¹¹ 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]

¹² Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed May 2013]

Wickham			
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	
	To protect, enhance and manage water resources in a sustainable way	works and the incursion of storm water causing foul drain flooding of properties ¹³ . Any development in Wickham is likely to exacerbate the existing problems and lead to minor negative effects on water. All the sites except for 2438 fall within a groundwater drinking water protection zone although it is considered to be 'probably not at risk' and they are all located on a major aquifer which is considered to have a low vulnerability ¹⁴ . Moreover, all sites are expected to generate 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. It is considered that development here could lead to minor long-term negative effects on water. Development on site 2438 is considered to be more sustainable than the other sites. 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 and CP21. This would reduce the negative effects.	
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	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	+

¹³ Correspondence between Southern Water and Winchester City Council 15 May 2013.

¹⁴ Environment Agency (2013) Maps. Online at ([http\](http://maps.environment-agency.gov.uk))maps.environment-agency.gov.uk [accessed May 2013]

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy	Principles; CP11 – Sustainable Low and Zero Carbon Built Development and CP12 – Renewable and Decentralised Energy).		
10	Sustainable Construction	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).		
	To promote the sustainable design and construction of buildings and places			
11	Biodiversity	There are no International, national or local nature conservation designations on the development sites ¹⁵ . Sites 1909 and 2020 are adjacent to two different SINCS and therefore there could be potential for minor negative indirect effects through noise, light and surface water pollution pressure during the short-term (during construction) and in the long-term. Sites 1909 and 2488 partly contain BAP priority habitats including deciduous woodland ¹⁶ . Development on the parts of these sites with the BAP habitats would have the potential to permanently destroy the habitats leading to minor long-term negative effects on biodiversity. The sites could be reduced to exclude the BAP priority habitats but there still could be indirect effects		
	To conserve and enhance biodiversity			

¹⁵ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed May 2013].

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

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		<p>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.</p> <p>Opportunities exist for all sites given their close proximity to SINCs 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.</p> <p>The potential for protected species is unknown at this stage although the likelihood of their occurrence is greater on the BAP sites 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 likely that for sites without the habitats mentioned above that the residual effect on protected species will be neutral with mitigation provided by CP16.</p>		
12	Heritage To protect and enhance built and cultural heritage	There are no conservation areas or scheduled monuments on or adjacent to the allocation sites ¹⁷ . There are a number of listed buildings within the settlement (particularly in the conservation area) and scattered around the outside of the settlement boundary ¹⁸ . The following sites could have the potential to affect the setting of listed buildings as a result of their close proximity: 2438; 2488; and 2020. In addition, the potential for archaeology assets is unknown at this stage. Protection/mitigation for all heritage assets are provided by policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles. With reference to the above effects		
				0

¹⁷ English Heritage (2013) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2013]

¹⁸ 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]

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		<p>on heritage are anticipated to be neutral.</p> <p>Sites 2488 and part of 2020 are located within a historic park/garden designated by Hampshire County Council. Development of these sites could lead to minor negative effects if the gardens are to be removed to make way for housing and/ or employment development. Sites 2438, 1909 and 1910 are adjacent to historic parks/gardens designated by Hampshire County Council. Development adjacent the parks and gardens could negatively affect their settings leading to minor negative effects but it is assumed that this can be mitigated by the requirements of policies CP20 – Heritage and Landscape Character; and DS1 – Development Strategy and Principles.</p> <p>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.</p>		
13	Landscape & Soils To protect and enhance the character and quality of the landscape of Winchester District	<p>A number of the sites would result in the loss (in part or completely) of agricultural land grade 3a and above including: 2020; 1910; 1909; and 1908¹⁹. This could lead to major long-term negative effects on soils.</p> <p>There are mineral reserves identified in the emerging Hampshire Minerals and Waste Plan under all the potential allocations (site 1909 only contains a very small deposit)²⁰. 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</p>		
		--	+	+

¹⁹ Defra (2013) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2013].

²⁰ [Hampshire Minerals and Waste Plan Submission 2012](#) and [Appendix of Main Modifications Following Inspectors Report 2013](#). [Accessed Aug 2013]

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham			
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908	
		<p>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 Wickham's landscape character areas of: Lower Meon Valley (surrounding areas north, north-east, south and west); and Forest of Bere Lowlands (between Wickham and Wickham Common)²¹. In particular, Greenfield sites which do not adjoin the settlement boundary (for example 1910, 1908, 2488, 297 and 295) could be considered to lead to greater negative effects on landscape and soils than other Greenfield sites, in terms of their impact on the character of the local landscape and the impact of the character of the settlement itself. Site 2438 forms part of the setting to the South Downs National Park and forms part of the historic river valley crossing location and is considered to be a sensitive location to development²². Site 2438 could have major negative effects on Landscape, if developed and therefore it is recommended a large amount of screening provided by trees, hedges and other GI would need to be incorporated into the policy wording for this site.</p> <p>The majority of site 2020 (apart from the area to the north-eastern section above the kink in Tanfield Lane) is considered to be highly sensitive to development as it houses important and panoramic views; contributes to the countryside setting of Wickham; contains important landmarks; and a good public right of way network²³. Development could lead to minor negative effects on the landscape.</p>	

²¹ 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]

²² Winchester City Council (2013) Landscape Appraisal: Wickham. DRAFT

²³ Winchester City Council (2013) Landscape Appraisal: Wickham. DRAFT

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

Wickham				
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		Sites 2488, 2438, 1909 and 1908 have 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.		
14	Built Environment	All sites can 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) and guidance provided in the Wickham Village Design Statement (2001).		+
	To secure high standards of design	Please refer to SA Objective 1 – for discussion of crime and safety and design.		
15	Pollution	None of the sites are in or adjacent to an AQMA; any known landfill sites (historic and current); or are covered or partly covered by overhead power cables. Also, all the sites which are located in water sensitive areas (except for site 2438) (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.		-
	Minimise local and global sources of pollution	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. Development at 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 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		

Wickham			
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908		
		policy wording.	
<p>Summary of Key Negative and Positive Effects for Sustainable Development:</p> <p>The assessment has found that the sites immediately adjacent to Wickham's 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; 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: Economy (site 2020 only); Pollution; Landscape; Health (lack of allotment provision and short-term construction effects); and Water. 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. 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.</p> <p>Key Negative Effects:</p> <p>Major negative effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> ■ 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. ■ Infrastructure – sites 2020 could result in the direct loss of a District Green Infrastructure asset. ■ Transport – All sites along Titchfield Lane due to road safety concerns. ■ 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. All sites have mineral deposits present and if 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. 			

Wickham	
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908
<p>Key Positive Effects: Major positive effects have been identified for the following SA Objectives:</p> <ul style="list-style-type: none"> Housing – all sites are expected to provide a certain level of housing to help address local needs within the settlement and District level needs. 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</p> <ul style="list-style-type: none"> 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. It would be recommended that any development should take account of the good practice guidance such as ‘Safer Places: The Planning System and Crime Prevention (2004)’ 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. 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. 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. 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. 	

Wickham	
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: 2438, 2020, 297, 295, 2488, 1910, 1909 and 1908
	<ul style="list-style-type: none"> It would be recommended that development of any of the sites should include provision of new open space allotments. This would lead to positive effects on Health and also Infrastructure. It would be recommended if the anecdotal evidence is substantiated, that contributions are sought from the sites taken forward at Wickham to upgrade the sewage treatment works and reduce the risks of storm water flooding. This would reduce the negative effects. Opportunities exist for all sites given their close proximity to SINC's 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 on 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.

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>		

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

	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>

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

		<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?

		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 operates²⁴)? ▪ Is the site within walking distance (ideally between 400 to 800 m²⁵) of a number of services and facilities including²⁶: 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

²⁴ 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]

²⁵ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

²⁶ 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]

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

			<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>

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

	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		

<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,

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

			<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 site²⁷? Is the site within 500m of a large²⁸ 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?

²⁷ Hampshire & Isle of Wight Chief Planning Officers Group (No date) Biodiversity Checklist. Online at <http://www.hampshirebiodiversity.org.uk/1app.htm> [Accessed May 2013]

²⁸ 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 are 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

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

			<p>layout, tranquillity, sense of place and setting.</p> <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 	<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?

Winchester Local Plan Part 2: Development Management and Allocations
Initial Sustainability Appraisal of Potential Allocations in Wickham

		<ul style="list-style-type: none"> ▪ Reduce and manage the impact of light pollution ▪ 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?
--	--	--	---

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 ²⁹ 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: <ul style="list-style-type: none"> ○ recognised built form and designed or natural landscapes that include features and elements of natural

²⁹ Department for Communities and Local Government (March 2012) National Planning Policy Framework, Paragraph 111.

	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.

		Brownfield land which has negligible environmental value and contaminated land remediated to restore soil resource.
--	--	---

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 m³⁰) of a number of services and facilities including³¹: 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 m³²) of a number of services and facilities including³³: opportunities for local employment; Bus stop; and Local facilities which could include (shop, health and education facilities)?</p>

³⁰ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

³¹ 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.

³² Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

³³ 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.

	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 m³⁴) of a number of services and facilities including³⁵: 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>

³⁴ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

³⁵ 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.

++	Development will support Sustainable Objectives	<p>The site is within walking distance (0 to 400 m³⁶) of a number of services and facilities including³⁷: 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>
----	---	--

³⁶ Winchester City Council (2013) Transport Assessment for Potential Allocations (Draft).

³⁷ 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.