

Sustainability Appraisal

Introduction

The Sustainability Appraisal (SA) is a broad assessment of how each guideline set out within the Denmead Village Design Statement relates to social, environmental and economic impacts and whether the resulting development would be sustainable. It therefore informs the guidelines and future decision making based on the guidelines.

The Sustainability Appraisal is a requirement of the Planning and Compulsory Purchase Act 2004, implemented through the amended Town and Country Planning (Local Development) Regulations 2004 for certain Local Development Framework documents; this includes Village Design Statements. It supports the sustainable development principles being implemented by Government as set out in PPG12 and PPS1.

Sustainable development seeks to ensure the needs of the present are met, without compromising the ability of future generations to meet their own needs (World Commission on Environment and Development definition). Where policies guiding development are incompatible or unsustainable, they should be reassessed to see if amendments should be made.

In addition to the Sustainability Appraisal, the requirement for a Strategic Environmental Assessment (SEA) under the European SEA Directive 2001/42/EC must be considered. It has been determined that the Denmead Village Design Statement does not require a SEA as the guidelines within the Statement are unlikely to have any significant environmental effects as discussed below.

Relationship between the SA and other plans and policies.

The sustainability principles assessed within the SA are set out as Government policy and guidance within the following planning policy statements and planning policy guidance:

- PPS1: Sustainable Development. Sets out how strategic planning will deliver sustainable development.
- PPS3: Housing. Sets out how the Government aims on sustainable development will be achieved through policy; and
- PPS12: Local Development Frameworks. Sets out how sustainable development and transport and land-use policies should be intergrated within development plans.

The VDS has been developed by the local community and sets out the qualities and characteristics of Denmead and local development principles for new development. It provides local information to supplement the policies within the adopted Winchester District Local Plan Review and should be used by developers and planners as help and guidance alongside the policies within the Local Plan relating to Denmead. These policies have already been subject to a Sustainability Appraisal within Winchester District Local Plan Review 2006 (Appendix 3).

Table 1 Sustainability Appraisal Matrix

Guidelines	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	
Land Use	?√	0	?√	√	?√	0	0	√	√	0	√	√	?√	√	?√	?√	?√	?√	?√	?√	0	?	?√	?√	?	?X	0	0	?X	0	?	0	0	0	0	?	?	?
Resource use	?√	0	?√	0	?√	0	0	0	0	0	?√	0	?√	√	?√	?√	?√	?√	?√	?√	√	?√	?√	?√	?	0	√	√	0	√	0	0	0	0	0	0	0	0
Protection of resources	?√	0	0	0	0	0	?√	0	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0	?	√	√	√	√	√	?√	√	√	√	?√	?√	?√	
Pollution	0	?√	0	0	0	0	?√	0	0	0	0	0	0	0	0	0	0	0	0	0	√	√	0	0	?	√	√	√	√	√	?√	?√	?√	?√	√	√	√	
Pollution (transport)	√	?X	0	√	0	0	0	√	√	0	√	√	0	?√	0	0	0	0	0	0	√	√	0	0	?√	?X	0	0	0	0	0	0	0	0	0	0	0	
Protection of Diversity	?√	0	?√	0	?√	0	√	0	0	0	0	0	?√	0	?√	?√	?√	?√	?√	?√	0	0	?√	?√	?	√	0	0	√	0	?√	√	√	√	√	√	√	
Access to wildlife/nature sites	0	0	0	0	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	?√	√	√	√	√	√	√
Local needs provision	0	?X	0	√	0	0	?√	√	√	√	√	√	0	?√	0	0	0	0	0	0	√	√	0	0	√	0	0	0	0	0	0	0	√	√	√	√	√	√
Local needs use	0	0	?√	√	?√	0	0	√	√	√	√	√	?√	?√	?√	?√	?√	?√	?√	?√	√	√	?√	?√	√	?√	0	0	0	0	0	?√	0	0	0	√	√	√
Housing provision	?X	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?√	0	?√	?√	0	?√	0	0	0	0	0	0	0
Equality	0	√	0	0	0	0	0	0	0	0	√	0	0	0	0	0	0	0	0	0	√	√	0	0	?√	0	0	0	0	0	0	0	0	0	0	0	0	0
Economy	?√	0	0	?√	0	?√	0	?√	?√	√	√	?√	0	√	0	0	0	0	0	0	√	?√	0	0	?√	?	0	0	√	0	?√	0	0	0	0	√	√	√
Employment	0	0	0	?√	0	0	0	?√	?√	0	√	?√	0	√	0	0	0	0	0	0	0	?√	0	0	√	?	0	0	0	0	0	?√	0	0	0	√	√	√
Access Crime & fear of crime	?√	√	√	√	√	0	0	√	√	0	√	√	√	?X	√	√	√	√	√	√	√	√	√	√	√	?X	?√	?√	0	?√	0	0	0	0	0	0	0	0
Road safety	0	0	√	0	√	0	0	0	0	0	0	0	√	0	√	√	√	√	√	√	√	√	√	√	?	√	0	0	0	0	0	0	0	0	0	0	0	0
Self-development	0	0	0	?√	0	0	0	?√	?√	0	?√	?√	0	0	0	0	0	0	0	0	?√	0	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0
Involvement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0
Leisure provision	?√	?X	?√	?√	?√	0	0	?√	?√	?√	√	?√	?√	0	?√	?√	?√	?√	?√	?√	0	0	?√	?√	0	?	0	0	0	0	0	0	?√	?√	?√	√	√	√
Leisure access	?√	?√	?√	?√	?√	0	?√	?√	?√	?√	√	?√	?√	0	?√	?√	?√	?√	?√	?√	√	√	?√	?√	0	0	0	0	0	0	0	0	?√	?√	?√	√	√	√
Protection of the built	?√	0	√	0	√	√	?√	0	0	0	?√	0	√	0	√	√	√	√	√	√	√	0	0	√	√	?	√	?	?	√	?	?	0	0	0	√	√	√
Urban Design	0	?√	√	0	√	√	0	0	0	0	?√	0	√	0	√	√	√	√	√	√	√	?√	0	√	√	?√	?X	?	?	0	?	?	0	0	0	√	√	√
Local identity	√	?√	√	?√	√	√	?√	?√	?√	?√	?√	?√	√	?√	√	√	√	√	√	√	√	0	0	√	√	?	?√	?	?	0	?	?	√	√	√	√	√	√

Results

In line with the approach taken within the Local Plan, 28 sustainability indicators are identified, covering criteria such as Resources, Pollution and Biodiversity against which the 37 guidelines set out within the Denmead Village Design Statement are tested. Four sustainability indicators are considered not to be applicable or neutral (health treatment, health prevention, sustainability awareness and empowerment equity) and have therefore been omitted from the chart.

The results of the Sustainability Appraisal are summarised in Table 1 above. The effects are scored as follows:

√	Positive effect
?√	Possible positive effect
x	Negative effect
?x	Possible negative effect
0	Neutral – no relationship or significant impact

Assessment of Conflicts

The VDS Guidelines predominantly support or have positive effects for the sustainability objectives. However, there is conflict between a number of guidelines and the sustainability objectives. These are explored further in Table 2 below.

The main conflict arises between Guidelines which would result in lower density developments than might otherwise be achieved and the possible negative effects on resource use (of land) and on housing provision.

However, within the Village Design Statement, there are many Guidelines which would have positive effects for the sustainability objectives and while the potential negative effects are acknowledged, the benefits of the Guidelines for maintaining the character of the area, and reducing/mitigating the impacts of pollution are such as to outweigh the loss of additional potential development provision. The Village Design Statement provides for additional development in the area but sets out Guidelines for this which should result in more sustainable development overall.

Monitoring

The effects of implementing the Village Design Statement will be monitored as part of the monitoring of planning policies in the District, within the Winchester District Annual Monitoring Report.

Table 2 Conflicts between the VDS Guidelines and Sustainability Objectives

Guideline	Sustainability Objectives Conflicts	Discussion and Alternatives
Guideline 1 Protection of the Denmead - WaterlooVille Local Gap from development.	Housing: ensuring that everyone has access to good food, water, shelter and fuel at affordable cost.	<p>Only non-built parts of the West of WaterlooVille MDA are within the Local Gap. As stated within the SA for the adopted Local Plan Review (2006) “preventing development within the Denmead- WaterlooVille local gap could have a negative effect on the provision of a mix of housing types, sizes and costs for people in rural areas”.</p> <p>Policy CE.2 within the Adopted Local Plan Review 2006 states that development that would physically or visually diminish a Local Gap (including Denmead –WaterlooVille Local Gap) and thus undermine its function will not be permitted. The protection of settlement and landscape character and local amenities as well as the prevention of urban sprawl are consistent with government advice and with the aims of developing on brownfield sites within the settlements.</p> <p>An alternative to allow development within the Local Gap is therefore contrary to Local Plan policy and not something which a Supplementary Planning Document like the VDS could promote.</p>
Guideline 2. Development of local reserve site at Little Frenchies Field	<p>Local needs provision (wherever possible, all local needs are satisfied by local service, production and supply)</p> <p>Leisure provision (Diverse cultural, leisure and recreation opportunities are readily available to all, and can be generates by people themselves)</p> <p>Pollution (transport) (Pollution of air, noise, water etc is limited to levels which natural systems can cope without damage).</p>	<p>The possibility of overloading storm water capacity is raised within the VDS. Local Plan Policy DP.8 seeks to reduce the amount of run-off from development, which may result in a lower density of development. This approach is in line with Government guidance to reduce flood issues. Good development design could reduce the impact of flood events, and incorporate mitigation and flood protection to overcome these issues.</p> <p>Little Frenchies Field is a greenfield site, but has been identified as a local reserve site through the Local Plan Review process. However, it would only be released if other sites are not developed, and if required to meet housing targets for the District. It would therefore be in accordance with the ‘brownfield first’ approach of Government guidance only to release the site if other sites fail to be developed. Careful design incorporating flood mitigation measures could overcome the flooding issues.</p>
Guideline 14. Conversion of buildings outside the policy area	Access (Access to facilities, services, jobs, goods and people is achieved are minimal environmental cost and is not determined by car ownership or income)	<p>The conversion of buildings away from the main settlement areas and local services restricts access options to the development and are more likely to be limited to access by cars.</p> <p>The alternative would be to minimise or prevent the conversion of buildings outside</p>

		<p>the policy boundary, which would not reflect the flexibility required to support a healthy rural economy, as well as protecting the settlement and landscape character of the area. Helping to address this conflict are the transport policies within the adopted Local Plan, which aim to minimise the use of the car and encourage the use of alternative transport modes. As a result, the City Council will seek locations which are as accessible as possible, and may also require companies to provide green travel plans to show how they aim to reduce the need to travel by car.</p>
<p>Guideline 26. Flood Lighting restrictions</p>	<p>Land use (Resource consumption (energy materials, land etc) is reduced, resources are used efficiently, waste is minimised and refuse, recycling is encouraged)</p> <p>Pollution (transport) (Pollution of air, noise, water etc is limited to levels which natural systems can cope without damage).</p> <p>Access (Access to facilities, services, jobs, goods and people is achieved are minimal environmental cost and is not determined by car ownership or income)</p> <p>Urban Design (Places, spaces, settlements, buildings, landscapes and objects are designed to value and protect local diversity, uniqueness, identity and distinctiveness)</p>	<p>Guideline 26 provides guidelines for floodlighting schemes. The types of schemes which normally require floodlighting (such as sports fields) could encourage more traffic movement, which would otherwise be limited to daylight hours and new development could also create access issues. Floodlighting schemes will also contribute to light pollution.</p> <p>The alternative is to prohibit all floodlighting schemes. However, Local Plan Policy DP.10 addresses this conflict through seeking to reduce the impact of pollution generating developments, if the impact can be reduced to an acceptable level and which will comply with statutory standards and policies required by pollution control authorities.</p>
<p>Guideline 29. Using SUD systems and Environmental improvements to deal with storm water from future development proposals</p>	<p>Land use (Resource consumption (energy materials, land etc) is reduced, resources are used efficiently, waste is minimised and refuse, recycling is encouraged).</p>	<p>SUD systems may require a greater amount of land to provide enough capacity to deal with surface water run off, or require a lower density of housing, as discussed for Guideline 2 above. However, the conflict between Guideline 29 and efficient land use is offset by the way in which this Guideline supports the sustainability objective to control pollution and not exacerbate flooding events and maximise the beneficial effects of using SUD systems and environmental improvements within developments.</p>