

## **NON-TECHNICAL SUMMARY**

### **Of the Initial Sustainability Appraisal for the Site Allocations Plan**

The full Initial Sustainability Appraisal for the Issues and Options of the Allocation DPD is available separately. This document provides a non-technical summary of its basic content.

#### **What is a Sustainability Appraisal (SA)?**

The Council are required to test the issues and options of where to locate development through what is termed as a Sustainability Appraisal (SA). The SA is an assessment process looking at how well different sites rate against 18 key sustainability objectives relevant for Havant borough. These sustainability objectives include matters such as providing sufficient and affordable housing, access to services and health provision, landscape and biodiversity issues – to name a few. A full list of the sustainability objectives is available as part of the full initial SA report.

The principle behind this assessment process is to ensure that long term damage is minimised through ensuring development occurs in the best possible or least damaging place. Overall this will help in providing further guidance and information in relation to how sustainable or suitable each site is for development.

The SA is therefore an important tool in the decision making process of where to allocate land for development.

#### **The Allocations Plan**

The Site Allocations Plan is currently at 'Issues and Options' stage. This means that we are presenting all *potential* options for development sites. Not all of the sites included in the 'Issues and Options' document or the accompanying SA will be selected as development sites.

#### **The SA assessment**

A SA matrix (assessment table) was completed for each *potential* development site looking at the short, medium and long term implications in relation to allocating the land for development.

In total nearly 130 individual matrixes have been produced as part of the initial SA report. Over 100 of these sites are potential options for housing sites and the remainder are for things like employment, mixed use (e.g. shops and homes) and leisure provision.

Each initial matrix is included in Appendix B of the full SA report. In the case of potential sites for urban extensions (greenfield sites on the edge of the urban area) a summary of the findings and an indication as to how suitable an option it is has been included as an appendix to the main report.

The assessments within the report are initial results at this stage. The SA is an iterative process and therefore the results contained in the document are not set in stone. It is expected that they will be added to and amended to reflect any new

evidence that may arise through the public consultation period. Your comments are therefore welcome – please see the end of this non-technical summary to find out how to make your comments.

This is an extract from one of the matrixes contained in the full report.

| <b>Land North of Barton's Road, Havant (UE3a)</b>  |            |    |    |  |   |
|--|------------|----|----|--|---|
| -proposed as a housing site                        |            |    |    |  |   |
| SA Objectives                                      | Assessment |    |    | Comments/Explanation   | Potential Mitigation Measures   |
|  | S          | M  | L  |  |   |
| <b>1. Housing</b>                                  | ++         | ++ | ++ | Potential for range of housing including affordable housing. Wooded walks available to north and recreation facilities at Barton's Green to west of site. These factors will help to encourage a healthy lifestyle.  |   |
| <b>2. Health &amp; Wellbeing</b>                   | 0          | 0  | 0  | Playing field and equipped children's play area less than 200m from site. Health Services: 1.5Km to nearest doctors surgery.   | Currently the site is poorly connected to nearby Barton's Green/playspace. No pavement currently exists on north side of Barton's Road and consideration should be given to providing one as part of any development. |
| <b>3. Equality, Poverty &amp; Social Inclusion</b> | +          | +  | +  | No employment land proposed. New Lane employment area is within reasonable walking distance. Demand for social housing is high across the borough particularly in this area. Potential issues with accessibility for residents of affordable homes.  |   |
| <b>4. Education &amp; Skills</b>                   | +          | +  | +  | No employment included. Nearby primary schools in West Leigh have in excess of 10% surplus capacity. Nearby secondary schools also have capacity. Access via bus service is available to further education colleges/training establishments. Bus service provision and distance to facilities not ideal (see comments in relation to objective 7). | At present the lack of a footpath/cycle path on north side of Barton's Road makes access to schools less than ideal. This would need to be improved.  |
| <b>5. Safety &amp; Security</b>                    | ?          | +  | +  | The proposal could provide an opportunity to introduce crime reduction through design.   | Achieved through development design.  |
| <b>6. Liveability &amp; Sense of Place</b>         | ?          | ?  | ?  |  |   |
| <b>7. Accessibility / Transport</b>                | -          | -  | -  | Not a particularly sustainable location. Convenience store 1Km away. 1Km to nearest primary school. Over 2Km to Havant town centre and 1.6Km to Leigh Park district centre. This may place reliance on the private motor vehicle.  | Methods would need to be considered to make alternatives to the private motor vehicle more attractive and competitive.  |

Short (S), Medium (M) and Long (L) term impacts.

This identifies ways things could be improved.

Scores range from major positive (++) through to major negative impact (--). Neutral is represented with a '0' and '?' represents uncertainty.

## **The findings**

It is difficult to provide any generalised findings as each site is different with different strengths or weaknesses. However, in relation to housing some generalised comments can be made.

Over 100 potential housing sites were assessed against the sustainability objectives and approximately 70% of these were within the existing built up areas of the borough. In most cases the sites within the existing built up area have a better overall rating against the sustainability objectives than the urban extension sites. This is mainly due to the urban extension sites having more significant concerns in relation to matters such as landscape impact, biodiversity implications and the loss of quality agricultural land. In most cases sites in the existing built up area normally have good or reasonable access to shops, services and public transport. There will however be exceptions where sites in the existing urban area may be considered unsuitable as a preferred option for site allocation.

In relation to employment and other uses no clear generalised findings can be identified. Each site will have to be looked at individually. However, it will need to be recognised that employment site choices can often have wider issues that may influence how favourable they are as a preferred option. For instance a site within an existing urban area may rate very well against all or most of the sustainability objectives but its location may be unattractive for employment development due to its lack of prominence or its distance from major road links. The risk would then be that no developer would want to develop the site. Employment and jobs are important in achieving many of the sustainability objectives for the borough and therefore the viability of sites will have to be a consideration when preferred options are selected.

## **Viewing the full results & Your Comments**

Should you wish to view the sustainability assessments for a site you have an interest in then please refer to the main SA document which can be viewed in paper format at the Council offices or any library within the borough between the 14<sup>th</sup> March 2008 and the 25<sup>th</sup> April 2008. The full documents are also available electronically on our website at <http://www.havant.gov.uk/havant-7074>

The full assessments are contained within Appendix B of the full Initial SA report.

The maps showing the potential site options are also available at the Council offices or any library within the borough between the 14<sup>th</sup> March 2008 and the 25<sup>th</sup> April 2008 or electronically on our website at <http://www.havant.gov.uk/havant-8161> .

Should you have any comments on the SA report or an individual matrix assessment then please respond either in writing or using our online questionnaire response which can be found at <http://www.havant.gov.uk/havant-9117> .

In the event that you have a question relating to the SA report or difficulty in understanding an aspect of its contents then please feel free to contact a member of the Planning Policy team on (023) 9244 6539. Please mention that you have a query relating to the SA so that we can deal with your enquiry more effectively.