

Sustainability Appraisal of the Havant Borough Local Plan (Allocations) Adoption Version July 2014



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1. Introduction

Background

- 1.01 Havant Borough Council is required to undertake a Sustainability Appraisal (SA) in support of the Havant Borough Local Plan (Allocations). Referred to as the 'Allocations Plan', it identifies and allocates specific sites that are suitable for development and designates land which should be safeguarded in order to meet the Core Strategy's requirements.
- 1.02 This is the Adoption Version of the SA. It provides the final iteration of the assessments which have been carried out to assess the sustainability of the Allocations Plan as it has progressed and informed choices. It incorporates the appraisals undertaken in support of the Allocations Plan (publication version) (October 2013) and the Addendum to the SA (publication version) (December 2013).

Havant Borough Local Plan (Allocations)

- 1.03 The Havant Borough Local Plan comprises two documents; the adopted Havant Borough Local Plan (Core Strategy) and the emerging Local Plan (Allocations).
- 1.04 To support the delivery of the Core Strategy the Local Plan (Allocations) includes:
- Site Allocation Policies: Sites to be allocated for development for a range of land uses, such as homes, businesses and mixed uses. The intention is to provide clarity to the community and planning applicants of the land uses which, in principle, are acceptable to the Council on specific sites
 - Strategic and Development Management Policies: Intended to safeguard land (e.g. for open space or infrastructure) and detailed policies which will be used by the Council when determining planning applications

What is the purpose of Sustainability Appraisal?

- 1.05 The purpose of sustainability appraisal (SA) is to promote sustainable development through better integration of sustainable development objectives within plan-making practice.
- 1.06 SA is a legally required process that must be undertaken alongside plan-making with a view to fully considering and communicating likely sustainability effects of the preferred approach and alternatives to this approach. Specifically, in this instance, SA has involved:
1. Appraising reasonable alternatives, with a view to informing the process of preparing the Allocations Plan.
 2. Appraising the preferred approach as set out in the Allocations Plan.
- 1.07 In addition to it being a legal requirement to produce an SA, there are also set procedures which must be undertaken to ensure that the SA is appropriately carried out. These procedures are prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.
- 1.08 The Regulations require that an environmental report is published for consultation alongside any formal stage of the plan making process. The report must identify,

describe and evaluate the likely significant effects of implementing the plan and reasonable alternatives. The report must then be taken into account, alongside consultation responses, when finalising the plan.

1.09 The Regulations prescribe the information that must be contained within the report, which for the purposes of SA is known as the SA Report. Essentially, there is a need for the SA Report to answer the following four questions:

1. **What is the scope of the Sustainability Appraisal?**

This is an opportunity to present a review of sustainability issues that exist in relation to the plan and identify those that should be a particular focus of the SA (given that issues are potentially numerous and SA should be focused and concise). This was first introduced in the SA Scoping Report dated August 2012.

2. **What has plan-making/Sustainability Appraisal involved up to this point?**

Prior to preparing the Draft Plan, there must be (as a minimum) one plan-making/SA iteration. At this point, alternative approaches to addressing key plan issues are subjected to SA and findings are taken on-board by the plan-makers. This began in the SA of the Housing Options and continued in the SA of the Draft Plan.

3. **What are the appraisal findings at this current stage?**

What are the predicted sustainability effects of the Plan. As this is the final version of the SA, it does not contain recommendations for changes that could be made to the plan in order to avoid or mitigate negative effects and enhance the positives, as these have been incorporated through earlier versions of the SA.

4. **What happens next?**

In particular, there is a need to think about how the effects of the plan will be monitored once it is adopted and being implemented.

1.10 The SA Questions above are derived from Schedule 2 of the Regulations. Schedule 2 confirms the information to be provided within an SA report under a list of ten points (see Appendix 1). Table 1.1 seeks to make links between the ten points listed in Schedule 2 of the Regulations and the four SA questions.

Structure of this Report

1.11 This report has been structured in four sections to directly reflect the four SA questions. These are shown in Table 1.1.

Table 1.1: Questions that must be answered (sequentially) within the SA Report

SA QUESTION	SA SUB-QUESTION	CORRESPONDING REQUIREMENT (These are signposted within the sections of the plan under the headings of 'THE REPORT MUST INCLUDE...')
What is the scope of the SA?	What is the Plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents and main objectives of the plan
	What is the sustainability context?	<ul style="list-style-type: none"> The relationship of the plan with other relevant plans and programmes The environmental protection objectives, established at international or national level, relevant to the plan
	What is the baseline at the current time?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment The environmental characteristics of areas likely to be significantly affected
	How would the baseline evolve without the plan?	<ul style="list-style-type: none"> The likely evolution of the current state of the environment without implementation of the plan
	What are the key issues that should be a focus of SA?	<ul style="list-style-type: none"> Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance
What has plan-making/Sustainability Appraisal involved up to this point?	<ul style="list-style-type: none"> An outline of the reasons for selecting the alternatives dealt with (and thus an explanation of why the alternatives dealt with are 'reasonable') The likely significant effects on the environment associated with alternatives/an outline of the reasons for selecting preferred alternatives/a description of how environmental objectives and considerations are reflected in the Plan 	
What are the appraisal findings at this current stage?	<ul style="list-style-type: none"> The likely significant effects on the environment associated with the Plan The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Plan 	
What happens next (including monitoring)?	<ul style="list-style-type: none"> A description of the measures envisaged concerning monitoring 	

Difficulties in carrying out the SA

- 1.12 There is a general requirement of SEA/SA that a section is included which sets out the difficulties encountered in undertaking the assessment. The main difficulties identified in this SA are discussed below:
- 1.13 It is recognised that plan making and SA are both iterative processes. Changes to the plan have been ongoing and reflect continuing dialogue with officers, councillors, statutory bodies, landowners and the community. The SA assessments are carried out at a point in time and reflect the policies at that time.
- 1.14 It is worth noting that some of the earlier iterations of the SA have been carried out as a high level assessment and as such, it is not always possible to draw marked distinctions between options. This is particularly the case with the Housing Allocations Options Report (October 2012), where this is noted in the Summary of Options Assessment. However, as the process has progressed, the differences have become more noticeable.
- 1.15 The third issue relates to those sites which are allocated largely outside the SA process. This has happened on Hayling Island where site UE16, which was not included in the plan, was subsequently granted planning permission at appeal. Although the results of the SA assessments show that there are sustainability issues on this site, the Council is not in a position to override the Inspector's decision and regardless of the findings of the SA, the site is allocated in the plan.
- 1.16 Finally, every effort is made to predict effects accurately. However, it is ultimately challenging, particularly given the timeframe of the plan under consideration and the amount of uncertainty which remains in considering the allocation of sites for which matters such as design and layout remain unknown. The ability to predict effects accurately is also limited by the potential to fully understand the baseline and more specifically, the future baseline.

2. What is the sustainability context and the scope of the Sustainability Appraisal?

Introduction

- 2.01 This chapter outlines the context and scope of the SA. The requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 were outlined within Chapter 1. Of the identified requirements, this section seeks to answer the questions below.

Table 2.1: Scoping questions answered

SA Question Answered	Corresponding Requirement (The report must include...)
What is the Plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents and main objectives of the plan
What is the sustainability context?	<ul style="list-style-type: none"> The relationship of the plan with other relevant plans and programmes The environmental protection objectives, established at international or national level, relevant to the plan
What is the sustainability baseline?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment The environmental characteristics of areas likely to be significantly affected
How would the baseline evolve without the plan?	<ul style="list-style-type: none"> The likely evolution of the current state of the environment without implementation of the plan
What are the key issues that should be a focus of SA?	<ul style="list-style-type: none"> Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance

Consultation on the scope

- 2.02 The Regulations require that: 'When deciding on the scope and level of details of the information that must be included in the report, the responsible authority shall consult the consultation bodies'. In England, the consultation bodies referred to above are Natural England, The Environment Agency and English Heritage. These were determined in accordance with Article 6 (3) of the SEA Directive by reasons of their specific environmental responsibilities and the fact that the nature of the bodies means that they are likely to be concerned by the environmental effects of implementing plans and programmes. In addition to the statutory consultees listed above, the following organisations were also specifically invited to comment:
- Chichester District Council
 - Chichester Harbour Conservancy
 - East Hampshire District Council
 - Hampshire County Council
 - Highways Agency
 - RSPB
- 2.03 The above bodies were consulted on the scope of this SA between Thursday 24th May and Friday 29th June 2012. This consultation was achieved by providing a Scoping Report for comment. The document was amended to reflect consultation responses (in August 2012) and is available at:
www.havant.gov.uk/sites/default/files/documents/SA%20Scoping%20Report%20Aug%202012.pdf.

What does the plan seek to achieve?

The SA Report must include:

- An outline of the contents, main objectives of the plan

2.04 The Allocations Plan is the second key planning document being brought forward by the Council, the first being the Core Strategy which was adopted in March 2011. Combined, the documents should be collectively referred to as the Local Plan. The Allocations element of the Local Plan shares the same time horizon as the Core Strategy and has three key purposes as identified below:

Strategic Policies

2.05 The strategic policies set out fundamental policies which should be applied to the whole of the Borough in order to achieve the vision for the Borough in 2026, as set out in the Core Strategy. They have the prefix AL and complement the strategic policies in the Core Strategy which have the prefix CS. The strategic policies contained within the Allocations Plan should therefore be read and applied in conjunction with the strategic policies in the Core Strategy. The specific aims of the strategic policies are to:

- Outline the presumption in favour of sustainable development that the council will apply in support of planning applications which accord with the Local Plan Policies (AL1)
- Update the urban area boundaries within the Borough and outline the instances in which it may be acceptable to provide development in the undeveloped gaps (AL2)
- Promote appropriate development within town, district and local centres (AL3)
- Protect the Borough's Coastal Change Management Areas (AL4)
- Secure the route for the Cross Borough Bus Rapid Transport Route (AL5)
- Secure the pipeline route which would help to deliver the Havant Thicket Reservoir (AL6)
- Ensure the protection of the Hermitage Scheme and the ability to deliver the Hermitage Stream Restoration Project (AL7)
- Designate and protect Local Green Spaces within the Borough (AL8)

Site Allocations with the Five Areas of the Borough

2.06 The purpose of this section of the Allocations Plan is to allocate sufficient sites to meet the remainder of the 2026 Development Requirements. The section applies the spatial approach to development as adopted by the Core Strategy and distributes the approved level of development for the Borough accordingly. The specific aims of the development allocations section of the plan is to:

- Allocate the most sustainable sites within each of the Borough's five key areas
- Allocate sites for the most appropriate type of development taking into account the context of a site
- Ensure the efficient use of the preferred sites
- Identify key Development Requirements which would need to be secured as part of a future planning permission in order to make the development of an allocated site acceptable

Development Management Policies

2.07 The purpose of the Development Management Policies is to complement the strategic policies with locally relevant detail that is not found in national policy, nor in the existing Development Management Policies within the Core Strategy. They are considered essential in order for planning applications to be appropriately assessed in light of the key issues which exist locally within the Borough.

- 2.08 The Allocations Plan Development Management Policies complement the Development Management Policies in the Core Strategy (with DM prefixes), in addition to the Strategic Policies CS1–CS21 within the Core Strategy and AL1–AL8 in the Allocations Plan. The specific aims of the Development Management Policies is to:
- Outline how planning applications will be assessed in respect of sites on or near to contaminated land (DM17)
 - Protect new development from sources of pollution (DM18)
 - Provide support for the provision of small shops outside of towns, district and local centres (DM19)
 - Protect the Borough’s historic assets (DM20)
 - Provide important criteria to be used in assessing planning applications for shop fronts, signs, security shutters and advertisements within the Borough (DM21)
 - Provide key criteria against which to assess planning applications for new cemeteries which may arise during the plan period (DM22)
 - Ensure the protection of sites within the Borough which are considered important in their current use by Brent Geese and/or waders and identify the approach for releasing sites previously identified as having an uncertain value (DM23)
 - Ensure that the impacts of recreational disturbance associated with the impacts of new residential development (as identified by the Solent Disturbance and Mitigation Project) are mitigated (DM24)
 - Secure appropriate management of flood risk within Emsworth (DM25)

What is the plan not trying to achieve?

- 2.09 The Allocations Plan supports the Core Strategy and helps to implement its vision and policies. While it is strategic in nature because it shapes the development of areas in the future, it does not set a vision for the Borough or assess and determine the developmental needs of the Borough. This work has already been carried out and established by the adopted Core Strategy. The key purpose of the Allocations Plan is therefore to deliver the residual development identified by the Core Strategy. It seeks to do this by allocating sufficient sites which present the most sustainable opportunities for development within the Borough.
- 2.10 Amendments to the vision for the Borough, changes to the levels of development required or in respect of the distribution of development, will be re-assessed at a later stage, if necessary, as part of a formal review of the Local Plan (which will encompass both the Core Strategy and the Allocations Plan).

What is the sustainability context?

The SA Report must include:

- The relationship of the plan with other relevant plans and programmes
- The environment protection objectives, established at international or national level, relevant to the plan

- 2.11 An important step when seeking to establish the appropriate scope of an SA involves reviewing sustainability context messages (e.g. relating to objectives or issues) set out within relevant published plans, policies, strategies and initiatives (PPSIs).
- 2.12 The sustainability context presented within the Scoping Report is required to reflect any additional PPSIs that have been published since the Scoping Report. It remains important however for the new PPSIs to be referred to in combination with Appendix

D (Review of Plans and Policies) in the Scoping Report (August 2012) in order to gain a full understanding of the sustainability context.

- 2.13 A review of Appendix D of the Scoping Report (August 2012) was carried out. This review identified the additional PPSIs outlined within Appendix 2 of this report.

What is the sustainability baseline?

The SA Report must include:

- The relevant aspects of the current state of the environment
- The environmental characteristics of areas likely to be significantly affected

- 2.14 Another important step when seeking to establish the appropriate scope of an SA involves reviewing the existing situation (referred to as the baseline) for a range of sustainability issues. Doing so helps to identify those key sustainability issues that should be a particular focus of the appraisal and provides benchmarks for the appraisal of significant effects.
- 2.15 The SA Scoping Report (2012) sets out a clear picture of baseline conditions in Havant Borough for a range of sustainability issues. These are grouped into 11 key sustainability themes, which are reviewed in Chapters 4 to 14 of the Scoping Report.
- 2.16 The baseline information contained within the Scoping Report (2012) has been considered at various stages of the Local Plan process. In the main, the baseline is not considered to have materially altered. While supplementary information was anticipated in respect of the 2011 Census data, which may have had an impact on Chapter 13 (Population and Quality of Life), the information was not available at the time of the Publication Plan. New information may be considered as part of any future reviews of the Local Plan.
- 2.17 While the Scoping Report noted that the fourth and last phase of population data was due to be released in July 2013, a delay occurred to the timetable and the third phase has in fact only recently been released (titled Detailed Characteristics, Theme and Armed Forces). The baseline data has been reviewed in light of Chapter 13 of the Scoping Report, however it was not considered that the categories presented justified inclusion within the existing baseline information, due to their relevance. The final stage (referred to as Local Characteristics) once released may present some interesting information, although it is not anticipated that its absence would have been significant enough to impact on the findings of the SA process.

How would the baseline evolve without the plan?

The SA Report must include:

- The likely evolution of the current state of the environment without implementation of the plan

- 2.18 In addition to ensuring that the scope of the SA is informed by an understanding of the current baseline conditions, it is also important to ensure that thought is given to how baseline conditions may evolve in the future without the plan. This is often referred to as the no plan/business as usual scenario:
- Development will be delivered on an ad hoc basis. This could have particularly significant implications for housing delivery and could lead to shortages and an

inability to plan for future needs. There would be additional demand for affordable housing

- A knock-on effect of an ageing population is that the typical household will become much smaller, which means that with no additional housing the population of the Borough will fall. An ageing population will also mean that additional strain is put on community infrastructure in the future
- The natural environment will be affected by climate change, particularly at the coast. Species and habitats will be put under strain by shifting 'climate envelopers' and constrained water resources. The ability of species populations to shift and adapt could be hindered by the inhospitable nature of the urban areas outside of undeveloped coastal areas or the recreational pressures residential development places on undeveloped areas of the Borough
- Hotter and drier summers will place a further strain on water resources, and will affect the wellbeing and vulnerability of particular communities and social groups, including the elderly
- Sea level rise and more extreme rainfall patterns will increase flood hazard, particularly in those areas of the Borough already designated as flood zones
- The opportunity to do business from home may result in the design and flexibility of accommodation becoming even more important (also an issue for meeting the housing needs of the ageing population), whilst traditional commercial areas may face pressures from declining demand as businesses may require less space. Commercial property may therefore come under greater pressures to be redeveloped for alternative purposes
- Major economic development at Dunsbury Hill Farm, is likely to have a positive bearing on Havant Borough's economy in the future. The provision of new skilled jobs, which are in an accessible location within the sub-region should help the wider and local economies, in addition to promoting Havant as a place in which to work and live. The development could therefore add to existing housing pressures

What are the key issues that should be a focus of the appraisal?

The SA Report must include:

- Any existing environmental problems which are relevant to the plan

- 2.19 The Scoping Report (August 2012) presents a review of current environmental and socio-economic conditions affecting Havant, by sustainability theme, at Chapters 4 to 14. At the end of each chapter is a box which summarises the main issues, associated with that theme. These boxes should be referred to, in order to identify any existing environmental problems which are relevant to the plan. Some of the key issues include:
- High car dependency which could have an impact on congestion and air quality in the borough
 - A significant risk of tidal and fluvial flooding
 - A substantial proportion of international, national and locally designated sites in the borough, which could be affected by future development
 - An ageing population
 - Significant variation in deprivation levels within the borough.
- 2.20 Drawing on the review of the sustainability context and baseline, the Scoping Report (2012) was able to identify a range of sustainability issues that should provide a framework for the appraisal. Since its conception in the Scoping Report, the SA framework (consisting of 14 SA objectives) has been consistently used during the SA process. A copy of the SA framework is provided below:

SA Objective		Sustainability Theme
1	Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities	Economic factors
2	Provide affordable, environmentally sound and good quality housing for all	Housing, population and quality of life
3	Safeguard and improve community health, safety and wellbeing	Health, population and quality of life
4	Promote and support climate change mitigation through reducing Havant's (the borough) greenhouse gas emissions from all sources	Climate change
5	Adapt to the anticipated levels of climate change	Climate change
6	Protect, enhance and manage sites, features, areas and landscapes of archaeological, historical and cultural heritage importance and their setting	Historic environment and landscape
7	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Historic environment and landscape
8	Protect, enhance and manage biodiversity and geodiversity	Biodiversity and geodiversity
9	Protect and conserve natural resources	Material assets, water and soil
10	Reduce waste generation and disposal, and promote the waste hierarchy of reduce, reuse, recycle/compost, energy recovery and disposal	Material assets
11	Improve the efficiency of transport networks by increasing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel	Accessibility and transportation, population and quality of life, economic factors
12	Improve air, water and soil qualities through reducing pollution both diffuse and point source	Air quality, water and soil
13	Reduce poverty and social exclusion and close the gap between the most deprived areas in the Borough and the rest of the Borough	Health, population and quality of life, economic factors
14	Ensure easy and equitable access to services, facilities and opportunities	Accessibility and transportation, population and quality of life, economic factors

2.21 A number of decision making criteria, indicators and targets were also identified at the scoping stage and these could be used to monitor the implementation of the plan (addressed in Part 5 of this report). A detailed version of the SA Framework can be found at Appendix B of the Scoping Report (2012).

3. What has plan-making/Sustainability Appraisal involved up to this point?

Introduction

The SA Report must include...

- An outline of the reasons for selecting the alternatives dealt with (and thus an explanation of why the alternatives dealt with are 'reasonable')
- The likely significant effects on the environment associated with alternatives/an outline of the reasons for selecting preferred alternatives/a description of how environmental objectives and considerations are reflected in the Plan

- 3.01 The statutory requirements require a minimum of one plan-making/SA iteration to have appraised alternatives. The SA Report must then present (and explain) the alternatives, present their appraisal and tell the story of how this appraisal has informed the development of the plan.
- 3.02 This section seeks to identify where alternatives have been considered and why those selected were reasonable. It also provides signposts to the assessments associated with the reasonable alternatives and tells the story of how alternatives to the policies within the plan were considered.
- 3.03 The appraisal of alternatives has been an iterative process, which has taken place as part of the options and Draft Plan SA process.

Story of plan-making and SA to date

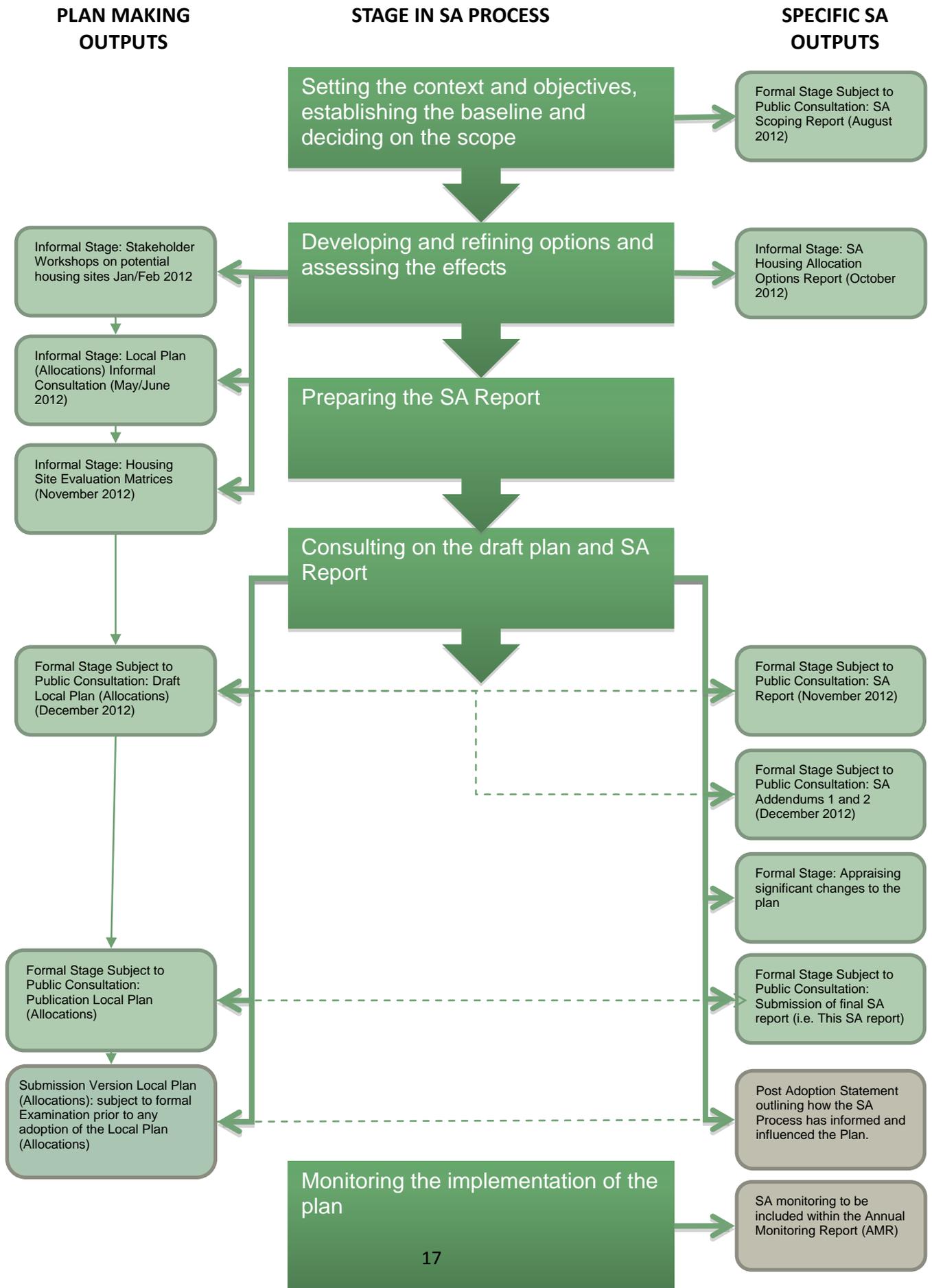
- 3.04 While the Allocations Plan allocates sites for housing, employment and other uses, the consideration of the reasonable alternatives was far greater and more complex in respect of the decisions made regarding the plan's housing allocations. This is because there were considerably fewer potential sites for employment and other uses, than there were potential housing sites. A longer selection process therefore had to take place in respect of the available housing sites, in order to assess the merits and constraints of each site.
- 3.05 Diagram 1 on the following page, sets out the context for the SA process which has been undertaken in respect of the Allocations Plan. It outlines the five main stages of SA down the centre of the diagram. Set alongside these key stages of SA are documents or processes which are considered to have been pivotal to the site selection process for the Allocations Plan.
- 3.06 The plan making outputs identified on the left of the diagram show the interlinking of plan making with the iterative SA process and how this influences site selection. While we know from experience that individuals interested in plan-making tend to show a greater interest in the content of Draft Plans, it is important to note that the plan's content is significantly inter-linked with the outputs of the SA process. These are identified on the right hand side of the diagram. Copies of these documents can be found on the Council's website: www.havant.gov.uk/planning-development/planning-policy-design
- 3.07 A number of the outputs are listed as informal stages of the overall plan making process. These informal stages have been carried out in order to enhance the basic statutory stages to plan making. In this instance, the informal stages have allowed for

a greater level of public involvement in selecting sites for future development, building on the principles enshrined within the Localism Act, 2011.

- 3.08 By comparison, formal outputs on the accompanying diagram are those which relate to the statutory stages in SA and plan making. They relate to documents within the process which have been subject to formal public consultation.

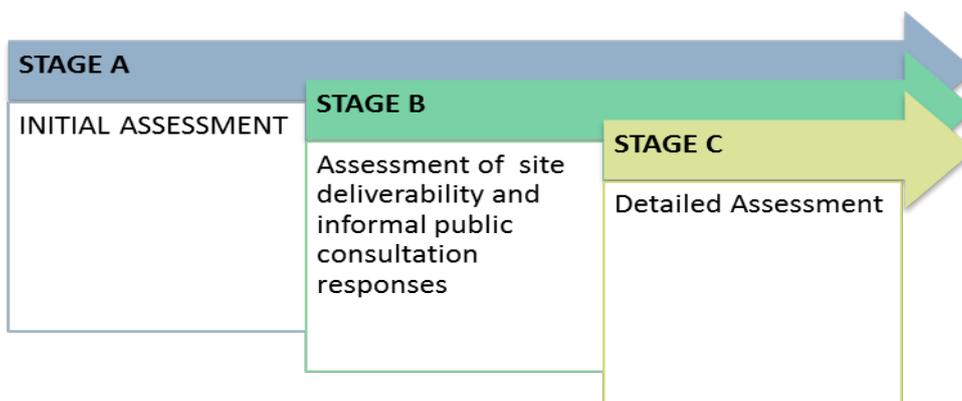
Diagram 1 : Setting the context of the Allocations Plan Sustainability Appraisal (see next page)

Diagram 1 : Setting the context of the Allocations Plan Sustainability Appraisal



- 3.09 As the Plan has progressed a range of evidence, of which the SA is part, has been used to inform the pool of potential sites, specifically those which should be allocated in order to best meet the Borough’s housing and employment requirements. The decision making process for allocating specific sites is extremely complex, as there are many considerations which have to take place. In addition to this, the evidence base which is in place to inform these decisions is continually evolving. Relevant plans and policies were first reviewed at Appendix D of the Scoping Report. This information was reviewed at the Publication Plan stage (Appendix 2). Further updates to these documents to accompany the Adoption version of the SA can be viewed on our website.
- 3.10 While the selection or discounting of sites is continually being influenced throughout the process, in essence there have been three key stages at which important decisions have been made. The method used for assessing sites, which led to decisions being made regarding the inclusion or exclusion of sites in the Draft Local Plan (Allocations) Document (December 2012), can be illustrated using the diagram below.

Diagram 2: Site Assessment Process



- 3.11 Diagram 2 shows how the assessment process was divided into three key stages (A – C). These stages are described in more detail in the table below. At each of these stages, key elements of the evidence base were used to inform the assessment. These are identified in the table below as Key Decision Influencing Factors.

Table 3.1: Stages of the Assessment Process

Stage	Stage A – Initial assessment	Stage B – Assessment of site deliverability and informal public consultation responses	Stage C – Detailed assessment
Description	This stage eliminated sites/options where there were insurmountable barriers to development such as high flood risk	This stage eliminated any sites/options that were not genuinely deliverable within the plan period and appraised the responses of informal work with the public and key stakeholders	Assessed the social, economic and environmental effects of the sites/options and incorporated the SA/SEA process
Key Decision Influencing Factors	<ul style="list-style-type: none"> - Strategic Housing Land Availability Assessment (SHLAA) 4th Edition - Employment Land Review - Town Centre Study (2009) - PUSH Strategic Flood Risk Assessment 	<ul style="list-style-type: none"> - Stakeholder Workshops (Jan/Feb 2012) - Informal Public Consultation and Workshops (May/June 2012) 	<ul style="list-style-type: none"> - Strategic Housing Land Availability Assessment (SHLAA) 5th Edition - Housing Site Evaluation Matrices (November 2012) - SA of the Draft Local Plan (November 2012 – with Detailed Assessment Matrices)

Overview of the 'Key Decision Influencing Factors'

- 3.12 The documents listed as key decision influencing factors in Table 3.1 relate to important documents within the Havant Borough Council evidence base which have been critical in aiding decisions in respect of site selection for the Allocations Plan. The information contained within the following text boxes tells the story of how each of these key decision influencing factors were used. The decisions made via this selection process resulted in the Council being able to move from a long list of potential housing sites to a short list of sites, referred to as the Council's preferred allocations in the Draft Allocations Plan published in December 2012. The process was also used in respect of potential employment sites, although these were not part of the informal workshops at Stage B.

Stage A – Initial Assessment

Havant Borough Strategic Housing Land Availability Assessment (4th Edition)

The Havant Borough Strategic Housing Land Availability Assessment (SHLAA) considers how much housing land is potentially available within the borough over the next 15 years. It is an important part of the evidence base for the Allocations Plan as it identifies land available for housing (which could provide five or more dwellings) which is potentially developable and/or deliverable within the Borough. However, it is important to understand that the SHLAA is not a document which allocates sites for development, nor does the identification of a site within the SHLAA guarantee that planning permission will be granted on that site. Instead, the SHLAA is an evidence base document which informs the development of the Allocations Plan.

The SHLAA is a rolling document which is updated regularly. While a formal Call for Sites is also undertaken regularly and new sites submitted to the Council via this process, further sites and updates to existing sites tend to occur throughout the year.

In relation to the production of the Allocations Plan there are two particular versions of the SHLAA which have formed part of the evidence base, and influenced decisions. The version used to inform the plan making process at Stage A for the initial assessment of sites was:

- SHLAA 4th Edition – Updated December 2011 – This version of the document helped provide an initial pool of sites to be considered as part of the Draft Allocations Plan process

A further edition of the SHLAA was published in November 2012 to ensure the evidence base was updated to support the Allocations Plan. This version of the document was used to inform Stage C below.

Havant Borough Employment Land Review

The Employment Land Review (ELR) 2010 is the main evidence based study on employment for the Borough. It assesses the demand for, and supply of, employment land up to 2026 to enable appropriate policies to be established in the Havant Borough Local Plan. It played a vital role in informing the Core Strategy and also forms the evidence base for the development of the Allocations Plan.

The ELR (2010) was updated in September 2012 for the purpose of re-assessing the demand and supply of employment land in the Borough, in order to ensure that it

provided the Allocations Plan with the most up to date information. The updated document should, however, continue to be read in conjunction with the ELR 2010, as the update report does not seek to supersede this detailed document.

Each of the employment sites identified within the Allocations Plan can be traced back to the ELR where initial considerations took place regarding the potential of sites for employment use. As the site selection process in respect of employment sites is more straightforward due to the smaller pool of available sites (compared with those available for housing), the remaining sections of this document (including the site selection audits in the appendices), can therefore be seen to predominantly focus on the selection of housing sites.

However, it is important to note that a similar process has nevertheless been followed in respect of the employment sites. This has been important to ensure that the available sites are also developable and deliverable. Whilst the pool of employment sites was not large enough to allow for options to be created as part of the informal consultation process, outlined under Stage B (see below), sites were nevertheless assessed at this stage by officers in respect of their deliverability. They were also assessed as part of the Stage C Detailed Assessment, have been subject to SA and have been regularly assessed in respect of the continually evolving evidence base.



Stage B – Assessment of site deliverability and informal public consultation responses

Informal Consultation Stages

As outlined in paragraph 3.08 above, the Council undertook some informal consultation stages to enable the public to have a greater influence on the decision making process. It was felt that this would enable the Allocations Plan to be built on the principles of the Localism Act 2011. Two key stages of informal consultation took place which are described in the paragraphs below.

Stakeholder Workshops (January/February 2012)

A series of workshops were held in January and February 2012 that had a particular focus on the Borough's housing requirement and the potential pool of sites which were available for allocation to meet this requirement. Separate workshop sessions were held in respect of the borough's five areas.

Attendees were carefully selected by the Council to represent a wide range of local community and environmental based associations/organisations. Participants were given a brief presentation and overview of individual sites followed by an opportunity to comment on the pool of sites. The purpose of the early consultation was for the Council to gain an initial understanding of the community's views on the suitability or unsuitability of sites prior to the wider community consultation event which followed in May and June 2012.

At each workshop, attendees were divided into a number of groups and asked to consider all the potential sites available in their respective area. They were then

asked to collectively agree whether a site should be recorded as green, amber or red. The colours were defined as:

- Green – Sites which participants felt were suitable for development
- Amber – Sites which participants felt undecided about or believed should come forward in the long term
- Red – Sites which participants felt were unsuitable.

The feedback from the workshops was recorded in respect of each site along with the comments expressed.

Informal Consultation Exhibitions (May/June 2012)

During May and June 2012, the council undertook a wider informal consultation process. A number of local area specific exhibitions took place which were open to the general public. At each exhibition attendees were given the chance to view the housing sites and comment on those which they felt to be the most suitable.

Three options were created for each of the borough's five key areas showing the available choice for meeting each area's housing requirement. The focus behind each of the options is outlined in Appendix 3, under the site selection audit tables. Choice cards were provided at the exhibitions for attendees to complete.

Exhibition materials were also made available on the Council's website. This enabled members of the public who were unable to attend the exhibitions with the opportunity to review the same information and complete an online form to register their preferred option for meeting the housing requirement. The exhibition material can be viewed at

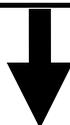
www.havant.gov.uk/havant-borough-local-plan-allocations/informal-allocation-consultation-summer-2012

Interim Stage of SA: Sustainability Appraisal of Housing Options (October 2012)

A separate SA was undertaken on the Housing Options and was published on the Council's website during October 2012. As shown in Diagram 1, this report formed an informal stage of the SA process. As such, there was not a statutory requirement for a non-technical summary to explain the findings of the report at a simplified level. We therefore consider it useful at this stage to provide this helpful non-technical note, which tells a simple story of the whole process to date.

While the main findings of the SA Housing Options October 2012 are re-provided in the SA Report November 2012 (under Chapter 3 'Assessment of Reasonable Alternatives'), further background text and explanations were provided within the October 2012 report.

Paragraph 3.1.2 of the SA Housing Options report outlines how the analysis of housing options in the context of the 14 SA objectives, can be provided in a matrix format. This matrix is re-provided at Table 3.2 of the SA Report November 2012. The SA Housing Options report however also states at paragraph 3.1.2 that it is important for these matrices to be read in conjunction with the associated area commentaries in order to fully understand their content.



Stage C – Detailed Assessment

Strategic Housing Land Availability Assessment (SHLAA) 5th Edition

The purpose of the council's Strategic Housing Land Availability Assessment (SHLAA) has already been explained under Part A. As this is a rolling document which is updated regularly, it is important for its findings to continue to inform the decision making process regarding potential housing sites. Therefore, whilst the SHLAA (4th Edition) provided the initial pool of potential housing sites, the SHLAA (5th Edition) was also used in the process of the detailed assessment carried out under Stage 3.

The paragraph below gives a brief explanation on how this version of the SHLAA was used:

SHLAA 5th Edition – Updated November 2012 – The SHLAA process enables individuals seeking to promote sites for development to submit details of that site for consideration by the Council. As such, this later version of the document identified a number of new sites (which had been submitted to the council since the SHLAA 4th Edition). These sites were reviewed by the Council and a handful of these were considered to be both available and developable.

In addition to the above, the update process also required the council to re-assess the 'suitable' pool of sites from the 4th Edition. Following this process, a small number of sites which had previously been located within this category were removed. The reasons for these changes predominately related to the Council being informed by the landowner that a site was no longer available. The accompanying housing site selection audits outline where this occurred.

Sustainability Appraisal of the Draft Allocations Plan (November 2012 – incorporating 'Detailed Assessment Matrices')

The SA Report and accompanying Detailed Assessment Matrices satisfied the requirements of an environmental report in accordance with the SEA Directive. It was prepared to appraise the Draft Allocations Plan published under Regulation 18.

The purpose of the SA Report was to identify, describe and evaluate the likely significant effects of the Draft Allocations Plan and its reasonable alternatives. It also sought to provide an early and effective opportunity for statutory consultees, interested parties and the public to offer views on any aspect of the SA process which had been carried out to date.

At Chapter 3, the SA Report reiterated the findings of the SA of Housing Options Report (October 2012). A number of sites which had been included as part of the Housing Options process are noted in the site selection audits (Appendices A-E) as being discounted. This would largely have been as a result of their SA performance, but other factors included the result of consultation feedback and assessment by officers in light of the evidence base. Sites included within the Housing Options, but which do not feature in Chapter 4 of the SA Report (November 2012) are thought of as 'reasonable alternatives'.

By comparison with the above, the short-listed housing sites assessed by the Council as part of Chapter 4 (alongside potential employment sites) were recorded in the SA

process as 'Preferred Options'.

At this relatively late stage of the process, it was still considered important to continue to maintain a degree of flexibility in the number of available housing sites, in the event that sites may have been required to be discounted, and replaced by another, following the results of the 'Preferred Options' assessment. In short, this resulted in more sites being considered in Chapter 4 than were needed to meet the housing requirement. Following this stage of the SA, a handful of sites were therefore discounted, with decisions being strongly influenced by the findings of the SA. These sites therefore did not feature in the Draft Allocations Plan as 'proposed allocations'. This handful of sites are also considered to represent 'reasonable alternatives'.

Havant Borough Housing Site Evaluation Matrices (November 2012)

The Housing Site Evaluation Matrices (HSEM) (November 2012) were produced at the request of Councillors as part of the evidence base in order to summarise for the public the key variables which helped to steer decision making with regard to the housing sites. These issues were based on those identified in the SA. It was felt that the inclusion of this information would enable the public to be aware of the large number of key variables on which the council were focussing, leading up to the consultation draft to allocate sites. Decisions were not made on the basis of the matrices. Instead, the HSEMs were used to merely collate the key issues in determining the positive and negative aspects of each site. While a traffic light coding system was used and each issue assigned either red, amber or green, the document explained that the results of the matrices should not be used as a simple counting exercise of good points versus bad points.

It is also important to note that the matrices related to a particular 'snapshot' in time in the plan making process. Information contained within the matrices changes over time, as it is subject to the effects of a continually evolving evidence base. The final column of the matrices defined the outcome for each site as to whether it was discounted from the process or taken forward by the council as a preferred allocation. The preferred allocations were those which featured in the formal Draft Allocations Plan published under Regulation 18.

Discounted Sites

- 3.13 The HSEM included a total of 42 discounted housing sites. In addition to those listed within the matrices, a handful of other sites were discounted earlier on in the process and did not feature in the table. To clarify the stages at which particular sites were discounted, an audit of all the potential housing sites being considered for allocation has been created (provided at Appendix 3).

Housing Site Selection Audits

- 3.14 The Housing Site Selection Audits seek to make clear the reasoning and in particular the stage in the process when sites were discounted. The audits outline all the sites which were considered for allocation within each of the borough's five areas at the outset of the plan making process. Their progression through the site assessment/sifting process is then outlined. As can be seen by the tables, sites have been discounted at varying times in the process. In the same regard, a small number of sites have also entered the process at a later stage, as a result of the findings of

the SHLAA (5th Edition, November 2012). The final column of each audit table provides a brief explanation in respect of sites which have been discounted, the reason new sites have entered the process at a later stage or why the proposed housing figures for some sites have significantly changed.

- 3.15 Further background information regarding a number of potential housing sites, which were discounted in the final stages of the selection process, can be found within the SA Report (November 2012). Detailed assessment matrices outline issues for those sites which formed preferred options. These are considered in SA Volume 1, Chapter 4, November 2012. The report (along with its two addenda dated December 2012) were made available and consulted on in combination with the Draft Allocations Plan (December 2012).

Explanation of the term 'reasonable alternatives'

- 3.16 The Regulations state only that the SA Report should present an appraisal of the *'plan and reasonable alternatives taking into account the objectives and geographical scope of the Plan'*. In practice, local authorities in England tend to consider reasonable alternatives for a range of key issues addressed during the course of plan-making. It would not be practical to assess every single issue raised by the plan, but the evidence base should be proportionate.

- 3.17 The key plan issues considered within this part of the SA Report are as follows:

- The Assessment of key decisions made at the outset of the plan (Section 3.19)
 - The quantum of development
 - The spatial approach to development
 - The time horizon of the plan
- The Assessment of alternative locations to deliver the levels of development required by the plan (Section 3.29)
 - Emsworth
 - Havant and Bedhampton
 - Hayling Island
 - Leigh Park
 - Waterlooville

Assessment of key decisions made at the outset of the plan-making process

- 3.18 Within the plan-making process, numerous decisions have been made. In addition to this, some decisions had already been made prior to the commencement of plan-making, which have nevertheless considerably influenced the direction the plan has taken. Some of these decisions include adopting the approaches already contained within the Havant Borough Core Strategy (March 2011). Key plan issues determined early in the process, which gave the Allocations Plan considerable direction at the outset of the plan-making process include:

- The time horizon of the plan
- The quantum of development
- The spatial approach to development

The time horizon of the Plan

- 3.19 One key decision relates to the time horizon of the plan. Under the former LDF system, an early decision was made to progress the Core Strategy and Allocations Plans simultaneously. This process led to combined consultation processes taking place on the two emerging documents in 2008. It was later decided to progress the Core Strategy first and the Allocations Plan immediately after.
- 3.20 This was considered a more sensible approach because of the different roles the Plans played. The Core Strategy effectively set out the long term vision and objectives for the Borough such as agreeing the overall targets for growth over the plan period 2006-2026 (while providing some strategic allocations). The primary role of the Allocations Plan is to implement that strategy through smaller scale site specific allocations. It was considered that these two documents would form part of a progressive hierarchy. On adoption, these would be read one after the other. This continuity can be illustrated in several ways, including the shared numbering system of the Development Management Policies.
- 3.21 The national planning system has since been reviewed and replaced with the National Planning Policy Framework (NPPF) in 2012. This refers to the need for local authorities to have a Local Plan to set out their area's vision and policies to deliver and manage future growth. At the point of the NPPF publication the Council had an adopted Core Strategy and progressed the delivery of this strategy through work on the Allocation Plan. The Council considered that together these documents would form the authority's 'Local Plan' and that it was sensible to address the known development needs identified in a publically examined sound Core Strategy, through the progression of the Allocations Plan. Hence the plan period for the more strategic and 'overarching framework' the Core Strategy is from 2006-2026 and the vehicle for ensuring the remaining Core Strategy development, the Allocations Plan, covers the period from now up until the end of the Core Strategy plan period 2013-2026.

The quantum of development

- 3.22 The choice of development quantum is one of the most important decisions to be made by a core planning document. In the case of the Allocations Plan, a decision was taken to utilise the overall development quantum set by the Core Strategy and ensure that the residual developments requirements were planned for within the Allocations Plan.
- 3.23 For many of the reasons discussed above, it was not considered appropriate to implement an options based approach or reasonable alternatives approach to identifying the quantum of development for the Allocations Plan. Rather, it was determined that the Allocations Plan should seek to deliver the requirements set by the Core Strategy on the basis that the intention was for the two documents to work in combination.
- 3.24 With a recovery in the economic climate anticipated, it was also important for the Council to identify and allocate appropriate sites to come forward at the earliest opportunity, in order to avoid the adverse impacts of unplanned development within the Borough. In addition to the above, it is also important to note that the Borough's position within the Partnership for South Hampshire (PUSH) sub-regional area, also has a strong bearing when determining development requirements of the Borough. Indeed, determining new additional requirements in isolation, without an up to date strategic evidence base in place, could result in an adverse impact on the wider area. As such, any proposed alternatives to the quantum of development, other than that

provided by the Core Strategy, would not have been properly informed or sufficiently evidenced.

The spatial approach to development

- 3.25 The spatial approach to development within the Allocations Plan, was broadly defined by the Core Strategy (see the Spatial Distribution Map at Figure 8.1 in the Core Strategy document). This approach was formed by a wide variety of research evidence including stakeholder comments and the actual availability of sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Core Strategy anticipated that the Allocations Plan would utilise the spatial distribution when allocating sites.
- 3.26 Hence the Allocations Plan seeks to implement the adopted spatial approach to development as set out by the Core Strategy. No alternatives to this approach were identified for reasons previously expressed above regarding the status of the Allocations Plan, in combination with the Core Strategy and the desire to maintain conformity between the two documents. It has however been necessary to implement the spatial approach flexibly, in the light of the opportunities for development within each of the Borough's five key areas and the anticipated yields for each of those sites. In determining the sites which would deliver the identified spatial approach, three options which had a different focus for each of the five key areas were considered. The Housing Options stage therefore had some bearing on the spatial approach to development, although the overall distribution of each option was generally based upon the spatial distribution adopted in the Core Strategy.

Assessment of alternative locations to deliver the levels of development required by the plan

- 3.27 In addition to the high level decisions outlined above, it has been necessary to make further key decisions from the inception of the plan to the current stage. Such key decisions have included determining the locations for development within Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville.
- 3.28 Paragraphs 3.13 and 3.14 above describe the process which led to the selection and discounting of sites during the plan making process. As previously stated, the site selection process was far more complex in relation to housing sites than employment and mixed-use sites. Appendix 3 provides a detailed overview of when sites were discounted from the plan-making process and why. The following section provides a summary of this table and refers to the main issues and alternatives for each area.

Issues and Alternatives for the five areas of the Borough

- 3.29 The area by area overviews provided in the following sections of this report seek to address the following questions:

What are the key plan issues?

- 3.30 This summarises the key issues for each of the five areas. The issues are taken from a wide evidence base and are the main issues, but not necessarily all the issues, from each area.

What are the reasonable alternatives?

- 3.31 There is a discussion of the other alternatives that have not been progressed.

Why has the preferred approach been selected?

- 3.32 An explanation is given as to how the selection of a preferred approach reflects the findings of the SA.

Introduction to site selection and the assessment of alternatives

- 3.33 Site selection involved three key stages, shown simply in Diagram 2 previously and in more detail in Appendix 3. The three stages are broadly:

- A Initial assessment
- B Assessment of site deliverability and informal public consultation
- C Detailed assessment

- 3.34 Each area summary begins by identifying the key plan issues for development locations in each area. These are the issues that are considered to most affect the choice of development location for that particular area. They will differ for each area depending on issues identified by previous SA, issues raised by statutory consultees and known constraints.

- 3.35 The site selection process for each of the five borough areas is summarised in the following sections and should be read alongside Appendix 3. Stages A and B of the selection process are covered by the section on the reasonable alternatives and the progression from Stage B to C is covered by the section on the preferred approach.

General methodology

- 3.36 The methodology described here applies to all five areas. The site selection process begins with Stage A (initial assessment). Potential sites were initially identified in the SHLAA and these were assessed for inclusion in the Allocations Plan. Sites were generally discounted at this stage because of 'showstoppers' such as an insurmountable flood risk or because the site was unavailable. Sites that had significant constraints such as significant flood risk or proximity to AONB were generally not taken forward to Stage B. The remaining sites were the first group of reasonable alternatives.

- 3.37 The first reasonable alternatives were then used to develop three housing options for each area; A, B and C. These were used as the basis for stakeholder workshops and public exhibitions. The findings of the SA of the housing options, together with the results of these consultations, were used to inform the preferred options.

- 3.38 An SA of the preferred options was then carried out alongside the formal consultation of the Draft Plan (preferred options). These then informed the content of the Publication Plan. The exhibition material and maps for this stage can be viewed on our website.

Other considerations

- 3.39 While the findings of the SA have informed the decision making as the plan progresses, these decisions were also influenced by other factors, common to each area. These are:

Informal consultation results

- 3.40 A series of public exhibitions on the Draft Plan were held, where three alternative housing options were presented: A, B and C. Each option contained a different mix of sites, grouped according to a shared focus such as a common location or a town centre focus. In some cases the options differ significantly whereas in others, the options differ only slightly given the limited choice. In these cases, the differences could only relate to whether or not a site is a contingency site (i.e. a reserve or fall back site). Consultees were asked to choose their preferred option and also list any individual sites which they considered particularly suitable or unsuitable for development. The findings of the public consultation were considered alongside the findings of the SA, but were not the only factor used to determine whether a site was progressed.

Housing numbers

- 3.41 The quantum of development allocated to each of the five areas has already been determined by the Core Strategy. The preferred options therefore reflect these numbers and using the findings of the SA, the sites have been selected to closely reflect these.

Site size

- 3.42 Only sites which could accommodate five or more dwellings were carried forward to the preferred option. For this reason, any sites where it was considered that five dwellings could not be accommodated, were discounted.

EMSWORTH LOCATIONS FOR DEVELOPMENT

What are the key plan issues for development locations in Emsworth?

- 3.43 The Allocations Plan must identify sites to accommodate housing and employment requirements for the period 2013 – 2026, having regard to the quantum of development set out in the Core Strategy and proposed in the Allocations Plan. In Emsworth, the key issues when considering development locations are:
- Flood risk
 - Sustainability and accessibility
 - Protecting undeveloped gaps
 - Brent Geese and waders
 - Impact on the AONB
 - Availability of site

What are the reasonable alternatives? (Stages A and B)

- 3.44 Eleven housing sites were identified in Emsworth at Stage A and these were then used as the basis for public consultation (Stage B). Stage B was divided into two elements:
- A stakeholder workshop (sift 2)
 - Public exhibitions (sift 3)
- 3.45 If information provided at the stakeholder workshop showed that the delivery of the site could not be guaranteed, the site was not included in the options for the public exhibitions. Reasons included site availability and flood risk.

3.46 The options (reasonable alternatives) for Emsworth are shown in the table below.

Option	Sites included
Option A Land west of Emsworth	UE32, UE13, UE11, UE37 EM40
Option B Centrally focused development	UE13, UE11, UE37, EM40
Option C Horndean Road focused	UE32, UE13, UE37, EM40

Findings of the SA

3.47 In parallel with the public consultation, the options were subject to a Sustainability Appraisal: the Housing Allocations Options Report (October 2012) where it is concluded that Option B scores marginally better (centrally focused development).

3.48 It is also worth noting that the results of the public exhibition in Emsworth significantly favoured Option C. This was partly explained by the fact that 67.2 % of respondents chose UE11 (Havant Road) as their least favoured site. UE11 was not shown in Option C. There was only a slight difference in the response rates between Options A and B.

Why has the preferred approach been selected? (Stage C)

3.49 Given that Option B was the best performing option in terms of the SA, the starting point for the next stage (selecting the preferred options) were the sites from Option B, which maximise the benefits of a central location. The Sustainability Appraisal Report (November 2012) provides a high level assessment for the preferred options at Section 4.2. The assessment also includes sites UE32, BD39 and UE2b, which were not included in Option B, for the following reasons:

- UE32: Because of the limited pool of suitable sites, it was considered sensible to include this site.
- BD39: This is an employment site which was not assessed as part of the housing options SA, as it did not include employment sites. This was the first opportunity to SA this site.
- UE2b: The site was not included in the housing options consultation. This was the first opportunity to SA this site

3.50 The high level matrix at Section 4.2 (SA November 2012) shows all sites generally scoring positively against SA Objectives 2, 3, 4, 11, 13 and 14. Uncertainty exists in respect of Objective 12. Negative scores were recorded in respect of Objectives 5, 6, 7, 8 and 9. Although there are similarities between a number of the sites, the scores were notably worse for site UE11 because of the negative impact on the gap and the impact on the AONB.

3.51 Between February and May 2012, the Council was in discussion with the statutory consultees, including Natural England and Chichester Harbour Conservancy. These consultees raised strong objections to the allocation of a site in the AONB when there were reasonable alternatives. A decision was made to not proceed with UE11 as a housing allocation.

3.52 Having discounted site UE11, the findings of the SA were used to assess the remaining sites. Although the SA scores were similar for these sites, there was

greater uncertainty associated with UE32, which was subsequently discounted given its less sustainable location away from services and facilities and its potential impact on the gap and adjacent SINC.

- 3.53 Site UE2b was also discounted at the preferred options stage due to uncertainty regarding the gas pipeline, the negative impact on the gap and the fact that there were more sustainably located sites available in Emsworth, capable of delivering wider benefits. For example, ongoing discussions with the Environment Agency have ascertained that the development of Site UE13 is key to delivering the Emsworth Flood Alleviation Scheme.
- 3.54 The sites carried forward to the Draft Plan in Emsworth were UE13 and UE37. Both sites score similarly against the SA objectives. UE37 scores particularly well in respect of Objectives 11 (sustainable travel) and 14 (access to services and facilities) due to its sustainable location close to the town centre.

Changes to site selection since preferred options

- 3.55 The site allocations have not changed since the preferred options stage.

HAVANT AND BEDHAMPTON LOCATIONS FOR DEVELOPMENT

What are the key plan issues for development locations in Havant and Bedhampton?

- 3.56 The Allocations Plan must identify sites to accommodate housing and employment requirements for the period 2013 – 2026, having regard to the quantum of development set out in the Core Strategy and proposed in the Allocations Plan. In Havant and Bedhampton, the key issues when considering development locations are:
- Availability of site
 - Restricted number of sites to choose from
 - Sustainability and accessibility
 - Need for regeneration
 - Suitable location for non residential uses such as retail, office and leisure uses

What are the reasonable alternatives ? (Stages A and B)

- 3.57 Twenty five housing sites were identified in Havant and Bedhampton at Stage A. At the outset, there was less scope for choice in this area. It was identified that almost all the sites would need to be developed to provide the quantum of development required in this area. Notwithstanding this, three options were developed for public consultation (Stage B). Stage B was divided into two elements:
- A stakeholder workshop (sift 2)
 - Public exhibitions (sift 3)
- 3.58 If information provided at the stakeholder workshop showed that the delivery of the site could not be guaranteed, the site was not included in the options for the public exhibitions.
- 3.59 In Havant and Bedhampton, the three options differ only slightly given the limited choice and the differences largely relate to whether or not a site is a contingency site. The options for Havant and Bedhampton are shown below.

Option	Sites included
Option A Land South of Bartons Road Expansion Option	UE28, UE7, UE5, UE30, H19, H18, H14, H6, H7, Havant Town Centre, UE4, UE3b, UE33, UE3a, H69, H76, H144, H68
Option B East of Urban Area Focused Option	UE28, UE7, UE5, H19, H18, H14, H6, H7, Havant Town Centre, UE4, UE3b, UE33, UE3a, H69, H76, H144, H68
Option C Land South of Barton Road Contingency Option	UE28, UE7, UE5, UE30, H19, H18, H14, H6, H7, Havant Town Centre, UE4, UE3b, UE33, UE3a, H69, H76, H144, H68

Findings of the SA

- 3.60 In parallel with the public consultation, the options were subject to a Sustainability Appraisal: the Housing Allocations Options Report (October 2012). The assessment shows that all three options perform similarly against the SA objectives. However para 5.1.1 does identify subtle differences in terms of sustainability in respect of SA Objectives 9, 12 and 13 and overall, it is considered that Option B is the best performing alternative. This option focuses development to the east of the urban area rather than focusing on Barton Road.

Why has the preferred approach been selected? (Stage C)

- 3.61 As explained previously, the choice of available sites in the Havant and Bedhampton Area was more limited than in other parts of the Borough. While maximising the use of previously developed land and recognising that the regeneration of certain parts of Havant Town Centre is a key issue, it has also been necessary to rely on urban extension sites. Sites were only discounted between Stages B and C where they became unavailable, therefore narrowing the choice further.

Changes to site selection since preferred options

- 3.62 Any sites which are no longer available, or which have been granted planning permission since the Draft Plan was published, were not carried forward to the Publication Plan.
- 3.63 In Havant and Bedhampton, only one site has been discounted for other reasons: UE30. This is a greenfield site located away from Havant Town Centre but close to Bedhampton Local Centre and public transport. Despite this, the site performed particularly poorly in respect of SA Objective 9 (protecting and conserving natural resources) as it is highlighted as Grade 1 agricultural land. There was also uncertainty in respect of Brent Geese and waders.
- 3.64 The SA showed that the benefits of developing Lower Road for only 15 units were considerably outweighed by the potential negative effects.

HAYLING ISLAND LOCATIONS FOR DEVELOPMENT

What are the key plan issues for development locations in Hayling Island?

- 3.65 The Allocations Plan must identify sites to accommodate housing and employment requirements for the period 2013 – 2026, having regard to the quantum of development set out in the Core Strategy and proposed in the Allocations Plan. On Hayling Island, the key issues when considering development locations are:

- Flood risk
- Sustainability and accessibility
- Brent Geese and waders
- Nature conservation designations
- Impact on AONB

What are the reasonable alternatives? (Stage B)

- 3.66 Ten sites were identified at Stage A, with one (H17) discounted at sift 2 as it already had planning permission. Nine sites were then used as the basis for public consultation (Stage B). Stage B was divided into two elements:
- A stakeholder workshop (sift 2)
 - Public exhibitions (sift 3)
- 3.67 If information provided at the stakeholder workshop showed that the delivery of the site could not be guaranteed, the site was not included in the options for the public exhibitions.
- 3.68 The options (reasonable alternatives) for Hayling Island are shown below.

Option	Sites included
Option A Beachlands high density option	UE15, UE21, HY08, HY45, UE35, UE16
Option B Billy Trail focused development	UE15, UE18, HY08, UE21, HY45, UE17, UE35, HY13
Option C Centrally focused development	UE15, UE18, HY08, UE21, HY45, UE17, UE35, HY13

Findings of the SA

- 3.69 In parallel with the public consultation, the options were subject to a Sustainability Appraisal: the Housing Allocations Options Report (October 2012). The report notes a wide range of sustainability impacts across this area including strong positive effects in relation to SA Objective 2 (housing) to strong adverse effects in relation to SA Objective 9 (conserving natural resources). However, overall, the appraisal process identified a level of similarity between the three options as a result of the limited availability of sites on Hayling Island. Despite this, para E2.12 concludes that Options B and C were assessed to perform marginally better than Option A.

Why has the preferred approach been selected? (Stage C)

- 3.70 Site UE16 was in Option A, but not B or C. This site was not carried forward from the options due to its negative impact and proximity to protected nature conservation designations and the adjacent AONB. This was also the least favoured site during public consultation. It was considered that there were other more appropriate sites available on Hayling Island. Three other sites were discounted at the Draft Plan stage, also because of their impact on nature designations and/or the adjacent AONB.
- 3.71 Since the previous plan, the Inspector's decision on the Goldring Close Appeal was published. The Inspector allowed the appeal and Goldring Close is now an allocation. The decision means that the Rook Farm allocation has been deleted. Although Goldring Close will now need to be subject to an SA, the findings will not be used to determine whether the site is allocated as the appeal decision over-rides this.

- 3.72 Goldring Close is expected to deliver 129 dwellings, which means that a similar number of dwellings needed to be discounted from the Draft Plan allocations. There are two options for achieving this:
- a) Delete one site of a similar size
 - b) Delete several smaller sites.
- 3.73 The SA Report (November 2012) shows at Table 4.3 that UE35 scores an adverse negative effect in relation to SA Objective 9 (conserving natural resources) whereas for the smaller sites, the effect was uncertain. UE35 is Grade 2 agricultural land and is therefore a valuable natural resource. As such, the decision has been made to discount UE35 rather than several smaller sites.

LEIGH PARK LOCATIONS FOR DEVELOPMENT

What are the key plan issues for development locations in Leigh Park?

- 3.74 The Allocations Plan must identify sites to accommodate housing and employment requirements for the period 2013 – 2026, having regard to the quantum of development set out in the Core Strategy and proposed in the Allocations Plan. In Leigh Park, the key issues when considering development locations are:
- A large number of small urban sites
 - Opportunities for regeneration

What are the reasonable alternatives? (Stages A and B)

- 3.75 27 housing sites were identified in Leigh Park at Stage A, as well as a further 19 garage sites. The availability of sites in Leigh Park is characterised by a large number of small sites in the urban area. Only one urban extension site at Cabbagefield Row has been considered. Because of the need for regeneration in much of the Leigh Park Area, sites which have been progressed tend to be those which offer regeneration benefits. The sites identified at Stage A were then used as the basis for public consultation (Stage B). Stage B was divided into two elements:
- A stakeholder workshop (sift 2)
 - Public exhibitions (sift 3)
- 3.76 If information provided at the stakeholder workshop showed that the delivery of the site could not be guaranteed, the site was not included in the options for the public exhibitions.
- 3.77 The options (reasonable alternatives) for Leigh Park are shown in the table below.

Option	Sites included
Option A Avoids urban extensions and utilises small scale sites in Warren Park	UE6a, L25, L130, L4, L92, L138, L83, L89, L86, L145, L46, L108, L44, L21, L119, Warren Park cluster of small scale sites
Option B Avoids further residential development in Leigh Park District centre	UE6a, L134, L25, L130, L4, L92, L86, L83, L89, L145, L46, L108, L119, L21
Option C Less development within existing urban area of Warren Park	UE6a, L134, L130, L4, L92, L138, L83, L89, L86, L145, L46, L108, L119, L21

Findings of the SA

- 3.78 In parallel with the public consultation, the options were subject to a Sustainability Appraisal: the Housing Allocations Options Report (October 2012). Of the three housing options, Option B was identified as performing marginally better in relation to SA objectives. This is because it scored strong positive effects against SA objectives 9 (conserving resources) and 13 (access to services and facilities). These scores reflect the fact that Option B comprises a large number of sites on previously developed land, close to existing services and facilities.

Why has the preferred approach been selected? (Stage C)

- 3.79 Option B avoids further residential development in Leigh Park Centre and therefore excludes site L138. Although overall, Option B scored the most sustainably, it is worth noting that L138 scored well individually, particularly in relation to SA Objective 11 (reducing the need to travel). The site was therefore carried forward as a preferred option and will help meet the regeneration needs of this part of the borough.
- 3.80 Appendix 3 shows that where sites were discounted at either Stage B or C, this was largely as a result of the site no longer being available. The choice of available sites was therefore reduced.
- 3.81 The preferred approach has largely utilised sites within the urban area and on previously developed land, including 19 garage sites which are currently underused. These sites can only accommodate a small number of dwellings, but cumulatively make a significant contribution towards the housing requirements. This sustainable approach is reflected in Table 4.4 of the SA report (November 2012) which shows few negative effects and no adversely negative effects.
- 3.82 Only one urban extension site has been allocated and this is the only urban extension site which has ever been considered for Leigh Park. Cabbagefield Row is located on the edge of the built up area and does score negatively in respect of four SA objectives. However, it was considered a favourite site during the housing options consultation as it would provide an opportunity to regenerate the northern part of Warren Park. These regeneration benefits are seen as a positive aspect of the site allocation and were therefore been carried forward to the Publication Plan.

Changes to site selection since preferred options

- 3.83 Only one housing site has been discounted between the Draft Plan and Publication Plan: The Fox PH. This is because the site had already had planning permission by this stage. The allocation of garage sites remain the same, as do the mixed use sites, although numbers have changed and this is shown in Appendix 3.

WATERLOOVILLE LOCATIONS FOR DEVELOPMENT

What are the key plan issues for development locations in WaterlooVille?

- 3.84 The Allocations Plan must identify sites to accommodate housing and employment requirements for the period 2013 – 2026, having regard to the quantum of development set out in the Core Strategy and proposed in the Allocations Plan. In WaterlooVille, the key issues when considering development locations are:
- Availability of site
 - Sustainability and accessibility
 - Suitable location for non residential uses such as retail, office and leisure uses

What are the reasonable alternatives? (Stages A and B)

- 3.85 The SHLAA identified 22 suitable sites in the Waterlooville Area, resulting in a reasonable choice during the consultation exercises. Additional sites were added as the plan progressed. These sites were then used as the basis for public consultation (Stage B). Stage B was divided into two elements:
- A stakeholder workshop (sift 2)
 - Public exhibitions (sift 3)
- 3.86 If information provided at the stakeholder workshop showed that the delivery of the site could not be guaranteed, the site was not included in the options for the public exhibitions.
- 3.87 The options (reasonable alternatives) for Waterlooville are shown in the table below.

Option	Sites included
Option A Town centre focus	W130, W110, W135, W109, W125, W63, W53a, W9
Option B Mix of town centre and other sites	W130, W110, W135, W63, W125, W53a, W126, W9
Option C Less town centre focused	W130, W63, UE31, W125, W53a, W126, W9

Findings of the SA

- 3.88 In parallel with the public consultation, the options were subject to a Sustainability Appraisal: The Housing Allocations Options Report (October 2012). Paragraph E2.17 identifies a level of similarity between the three housing options for Waterlooville, but concludes that Option A performs marginally better than Options B or C. This is shown in Table 8.1 where Option A is shown to score strong positive effects against SA Objectives 9 (conserving natural resources) and 11 (reducing the need to travel). The town centre location of this option supports these objectives.

Why has the preferred approach been selected? (Stage C)

- 3.89 Given that the town centre sites scored most sustainably, these formed the basis for site selection at the Draft Plan stage. All of the sites from Option A were allocated in the Draft Plan as either housing or mixed use allocations. This results in a large number of the sites scoring positive or strongly positive against a number of the SA objectives. This can be seen in Table 4.5 of the SA Report (November 2012). The only area in which there were consistently negative scores was in relation to heritage. This has since been addressed by adding a development requirement for a heritage statement to the site profiles.

Changes to site selection since preferred options

- 3.90 The allocation of housing and mixed use sites remains the same between the two versions of the plan, although numbers have changed. This is shown in Appendix 3.

Recommendations and Consultation Responses from SA Report (November 2012)

- 3.91 The SA of the Draft Plan (November 2012) outlined a number of recommendations at Chapter 7, which for ease of reference, are copied below. The way in which the recommendation has been addressed in the plan is also included:

Recommendation	Where addressed in Allocations Plan
The Local Plan (Allocations) should aim to avoid sites which are adjacent or connected to sites of nature conservation value. Development on or near these sites have the potential to affect the biodiversity features important for Brent Geese and other wading bird species	Recommendation noted. This is the approach which has been taken throughout
Allocations which are on or adjacent to character areas outside of existing settlement areas should be carefully designed to create an intermediary open landscaped area between the open land and dense settlement	Recommendation noted. This is the approach which has been taken throughout
Areas with potential for previously unidentified archaeological features likely to be affected by development or redevelopment, should have full archaeological assessment undertaken to reduce the potential impact	Requirement for archaeological assessment added to Development Requirements where appropriate
Where there is an uncertain impact upon listed features or character areas, measures will need to be taken at the design stage to ensure that the design and layout of development does not adversely affect these important historic features as well as repair any potential impacts	Requirement for a Heritage Statement added to Development Requirements where appropriate
Where development takes place upon existing employment sites the effect on the local economy should be monitored to counteract the uncertain effect this currently has	Where (former) employment sites have been put forward by landowners, the Council has been advised that they are no longer needed for employment purposes. However, any planning application would be subject to Policy DM3. The monitoring of available and suitable employment sites is carried out annually in the ELR. These findings are also published in the Annual Monitoring Report
Uncertainty of the effect on natural resources is found where low-density housing is built on previously developed land. To mitigate this, the density of the housing could be increased	In order to ensure that the housing need of the borough as set out in the Core Strategy is met, the council have adopted a cautious approach to the calculation of numbers, to ensure that the number of dwellings on the site is achievable
In areas which are currently poorly provisioned with regard to public transport and therefore the effect of development is uncertain against the SA objective concerning sustainable travel, the carrying capacity of local road networks will need to be investigated and monitored to mitigate potential traffic and congestion issues including air quality	Transport modelling has been carried out, in order to understand the impact on the local road network and to identify any necessary mitigation required. The delivery of mitigation will be monitored through the Annual Monitoring Report

Recommendation	Where addressed in Allocations Plan
If a site has a limited provision of public transport which reduces residents access to services, there should be investment in these areas to ensure suitable provision of services, facilities and amenities	The most sustainably located sites have been selected in recognition of SA Objectives 11 and 14
Measures identified by HBC and EA to counter pressures on water demand and quality should be instigated. Water quality and demand should continue to be monitored to ensure if any issues arise they can be dealt with efficiently	The Council has liaised with the Environment Agency and Portsmouth Water and is satisfied that the proposed level of development is supported by adequate infrastructure and will not have a negative effect on water quality. Planning applications for development will also have to accord with national policies in this regard
Development taken forward should avoid areas in proximity to watercourses identified by PUSH Strategic Flood Risk Assessment (SFRA, 2007) as vulnerable to flood events. If development does take place in these areas suitable mitigation and continued monitoring should take place to mitigate any flood risk now or in the future	Recommendation noted. This is the approach which has been taken throughout. In accordance with the NPPF, the Allocations Plan is supported by a Strategic Flood Risk Assessment
If development takes place on open space areas, particularly those used for recreation, to counteract the uncertain effect this may have on the health and wellbeing of residents, the effect the development has on sport and active recreation should be monitored	The Allocations Plan is supported by the Open Spaces Plan and PPG17 Assessment Review November 2012. This assesses the quality and value of open space in the borough. The Allocations Plan does not propose the loss of any site of high quality and/or high value. Where development is taking place on informal open space, the site profile notes the opportunity to retain a portion of open space and improve its quality
Where further uncertainty exists within the assessment matrices, continued monitoring should be implemented. This will ensure that if further negative effects become apparent, they can be dealt with early on	Future monitoring of the SA is addressed in the final section of this report

4. What were the appraisal findings at the Publication stage?

Introduction

The SA Report must include:

- The likely significant effects on the environment associated with the Publication Plan
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Plan

4.01 Part 4 of this SA Report relates to the Publication Plan stage of the SA process. The first section provides a brief overview of the methodology used to undertake the appraisal. This is followed by the SA findings of the 1st Draft Publication Plan (July 2013), which included a number of proposed modifications. The proposed modifications were then taken into account in the 2nd Draft Publication Plan (August 2013). This section also provides a review of the envisaged cumulative, synergistic and indirect effects of the plan. Conclusions for each stage of the assessment are also presented.

Methodology

4.02 The purpose of the SA is to identify 'likely significant effects' on the baseline/likely future baseline of the Plan. This is achieved by assessing the plan against the 14 Sustainability Objectives identified through the scoping process and which are collectively referred to as the SA Framework.

4.03 Due to the many uncertainties, there is a need to exercise caution when identifying effects. The appraisal findings contained within Appendices 5 and 7 have therefore been notably cautious. All likely significant effects are identified within the headings for each of the Site Allocation Policies, whilst a commentary is provided in respect of all of the individual assessments, with an explanation of any assumptions made, remaining significant effects and recommendations.

4.04 In many instances, it has not been possible to predict whether significant effects are likely to occur, as opposed to only possibly occurring. In these cases, the appraisal has undertaken a cautionary approach, recording within the commentary any improvements which may have been made to the plan, even where they were not significant enough to improve the appraisal findings and continuing to record uncertain effects where it was not possible to conclude the nature of the effect. Despite these uncertainties, the appraisal has sought to focus on the merits or implications of the Plan.

4.05 It should be noted that in predicting the likely significant effects of the Plan, regard has been given to the criteria presented within the Environmental Assessment of Plans and Programmes Regulations 2004, Schedule 1. Where possible, the duration, frequency and reversibility of effects have been taken into account. Cumulative, synergistic and indirect effects have also been considered.

4.06 The appraisal undertaken at the Publication stage has re-assessed all DM, AL and Site Allocation Policies contained within the Publication Plan. It has retained the same assessment process as previously used (as shown below), and appraised each policy against the 14 SA objectives. Additionally, it has provided a commentary in respect of every policy, outlining recommendations/modifications to be made to the Publication Plan.

Key	
Likely strong positive effect	++
Likely positive effect	+
Neutral/No effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effects	+/-

4.07 Appendix 5 presents the ‘fine grained’ appraisal findings of the Publication Plan (July 2013) within six sections - one for each of the Borough’s five key areas and one in relation to the assessment of DM and AL Policies. Within each of these sections, compilation tables are provided by means of an overview, showing the performance of each of the policies in light of each other. It is important to note that these overview tables should not be used to assess whether a policy/site is more sustainable than another.

Sustainability Assessment of the 2nd Draft Publication Plan (September 2013)

4.08 Appendix 5 provides the detail in respect of the SA carried out for the Publication Plan (1st Draft July 2013). The second stage in this process has been to carry out a further SA in respect of the 2nd Draft (August 2013), following modifications to the plan. The detailed results of the 2nd Draft SA can be found at Appendix 7. The 2nd Draft incorporates changes in response to continuing discussions with statutory consultees, landowners, officers and the developing evidence base.

Methodology for 2nd Draft SA

4.09 The first stage has been to identify the policies which have changed between the two versions of the Publication Plan. These changes have been identified using the information in Appendix 4, which identifies changes in the number of dwellings per site and Appendix 6, which identifies other key changes to policies between the 1st and 2nd Drafts.

4.10 In many cases, the changes relate only to a single word or phrase and do not change the meaning of the policy. Where this is the case, it is noted that it does not have a significant effect on the score and the site or policy has not been re-assessed. Changes which have resulted in a change to SA assessments are listed in Appendix 7 and a commentary is provided where appropriate. In addition, any further recommendations are listed.

Summary of SA findings of 1st Draft SA – July 2013

4.11 The SA of the 1st Draft Publication Plan (July 2013) shows that the plan performs reasonably positively when assessed against the 14 SA objectives. Appendix 6 provides a detailed list of recommendations for further improvement and the actions taken by the Council in respect of these recommendations. A summary of the main recommendations which have resulted in a change to the plan is provided below:

Site Allocation Policies

- Additions to the Development Requirements section of the policies have been made to show where additional information will be required in support of a planning application. Examples include requirements for site specific Flood Risk Assessments, Heritage Statements, Ecological Assessments and Landscape Assessments.

- The loss of Grade 1 agricultural land at UE30 (Lower Road) should be weighed against the potential yield (15 dwellings). As a result of this recommendation, UE30 has been discounted from the plan

AL and DM Policies

4.12 In accordance with SA recommendations, the following amendments have been made:

- AL7: The policy wording has been amended to make it clear that proposals which would prevent improvements to the Hermitage Stream, should be refused
- DM18: The policy now encourages development which will result in reductions in existing levels of pollution
- DM19: The size of a small shop has been re-defined
- DM20: Clarification is provided in respect of the terminology used in respect of historic environments
- DM21: Clarification is provided in respect of illumination
- DM22: Clarification is provided to ensure opportunities for maximising biodiversity in new cemeteries
- DM23: The policy wording has been amended to allow 'uncertain' sites for Brent Geese and waders to come forward, providing the policy criteria are fulfilled. Examples of appropriate mitigation are also provided

Summary of SA findings of 2nd Draft SA – August 2013

4.13 Only those policies which had changed between the 1st Draft Publication Plan (July version) and the 2nd Draft Publication Plan (August version) were re-assessed.

Overall, the re-assessment showed an improvement in sustainability, largely as a result of the additions made to the Development Requirements in the site allocation policies.

4.14 In addition, there were key changes to some of the DM and AL Policies which have resulted in significant sustainability improvements to the plan. Some of the changes are as a result of the recommendations listed above and others are as a result of ongoing discussions with, amongst others, statutory bodies such as Natural England and Chichester Harbour Conservancy.

4.15 Of particular note is Policy AL2, which has been strengthened in the August version of the plan in accordance with SA recommendations. This is to ensure that it is clear that the focus of the undeveloped gaps is to help define the separate identity of settlements and prevent their coalescence. This has improved the assessment in respect of SA Objective 7 which seeks to protect and enhance the character and appearance of the landscape.

4.16 Another key change to the 2nd Draft Plan is the introduction of site allocation UE16 (Goldring Close). Planning permission was granted for development at Goldring Close on appeal. This permission means that UE16 has become a site allocation and UE35 (Rook Farm) has been discounted. Given known constraints on Hayling Island, such as access on and off the Island, it was not considered appropriate to take forward both sites as over-provision is not necessary. In this instance, it is recognised that the findings of the SA do not necessarily reflect the decisions made.

4.17 As a result of the changes made to both the 1st and 2nd Draft Publication Plans, there were no outstanding recommendations at this current stage.

Assessment of Secondary, Cumulative and Synergistic Effects

- 4.18 In addition to the appraisal of individual policies which assesses those impacts that may arise direct from policy implementation in the previous section, the SEA Regulation (Annex 1f) requires consideration of the overall effect of the plan, including the secondary, cumulative and synergistic effects of the plan policies.
- 4.19 The SA Guidance (ODPM 2005) defines secondary, cumulative and synergistic effects as:
- **Secondary (Indirect) effects** are those that are not a direct result of the Allocations Plan, but occur away from the original effect or as a result of a complex pathway. These effects can be both positive and negative. Examples of secondary effects are a development that changes a water table and which, as a result, may affect the ecology of a wetland; or construction of one project that facilitates or attracts other development
 - **Cumulative effects** arise/may arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect which may result in noise disturbance or visual impact
 - **Synergistic effects** interact to produce a total effect greater than the sum of the individual effects. These can often occur as habitats, resources or communities get close to capacity. For example a wildlife habitat can become progressively fragmented to such an extent that there is insufficient space to support the species which have used the space in the past. On the other hand, beneficial synergistic effects may occur when a series of major transport, housing and employment developments in a sub-region, each with their own effects, collectively reach a critical threshold so that the developments as a whole and the community benefiting from them become more sustainable
- 4.20 These terms are not mutually exclusive and in undertaking this assessment the term 'cumulative effects' is taken to include secondary and synergistic effects.

Summary of Cumulative Effects Assessment 2012

- 4.21 Table 5.3 of the Sustainability Appraisal Report of the Draft Local Plan (Allocations) November 2012 set out the assessment of the cumulative effects of the Plan at that stage. It concluded that, in relation to its cumulative effects, the Plan was largely positive. However, alongside these many positive effects of the Plan, a number of potential negative effects were highlighted. These were largely related to the impact of the new areas of development needed to accommodate the economic and housing needs across the Borough's five identified urban areas. These effects included:
- An increase in greenhouse gas emissions
 - A reduction in landscape quality
 - Pressures on biodiversity in both urban and undeveloped areas
 - Increases in noise, water air and soil pollution; and
 - A localised increase in car use on Hayling Island

4.22 At the time it was noted that further iterations of the Allocations Plan should seek to continue to address these matters.

Interaction with other relevant plans and programmes

4.23 The analysis of cumulative effects should also consider the significant effects of the plan in combination with the effects of additional plans, policies and programmes that have emerged since the publication of the Scoping Report. Appendix 4 of the SA Report assesses the way in which these plans and programmes affect the Plan and identify the way in which the Plan policies may be strengthened or supported.

4.24 Key documents considered with specific reference to the Borough are:

- The Solent Disturbance Mitigation Project – Phase 3
- Windfall/Unidentified Housing Development Background Paper (2013)
- HBC Flood Risk Assessment (2013)
- HBC Transport Statement (2013)
- Transport for South Hampshire: Havant Local Plan Allocations Evidence Base (2012)
- Havant Borough Gaps Review (2012)

4.25 This is not an exhaustive list of plans; however they focus on some of the most challenging issues facing the Borough. In re-appraising the publication plan policies, they have provided additional evidence to identify further mitigation in respect to the potential negative cumulative effects identified in the Sustainability Appraisal Report November 2012. It is recognised however that some mitigation measures are more appropriately dealt with at lower tiers of plan making, such as in Development Management Policies.

Cumulative effect of the Development Management Policies

4.26 Taken together the cumulative effect of the Development Management Policies DM17 to DM25 is positive. This is to be expected as the policies are set within a national and local planning framework which positively seeks to meet the development needs of Havant Borough in a way which promotes sustainable development. As such they have no spatial significance other than to provide checks and balances to guide development and are designed to avoid or mitigate some of the potential adverse effects of the Plan.

Assessment of the secondary, cumulative and synergistic effects of the Local Plan (Allocations) 2013

See next page.

Table 4.0: Significant positive cumulative effects of the Local Plan (Allocations) 2013

SA Framework by Theme	Related Plan Policies	Commentary on the Cumulative Positive Effects of the Plan Policies over the short, medium and long-term
Sustainable regeneration SA1, SA4, SA5, SA7, SA11, SA13, SA14	AL1, AL2, AL3, AL5, EM2, HB2, HB3, HY2, LP3, LP4, WA2, WA3, DM17, DM18, DM19, DM21	The Plan acknowledges the need to regenerate and revive areas of the Borough and responds positively to the need to concentrate retail development in existing town and district centres and small shops in local centres. This will also have positive effects on economic regeneration by distributing employment floorspace throughout the Borough to regenerate the existing urban areas
Building communities SA2, SA3, SA4, SA4, SA5, SA6, SA7, SA8, SA11, SA13, SA14	AL1, AL3, AL5, AL8, EM, HB, HY, LP, WA, DM19, DM21, DM22	The plan includes measures to meet the housing needs of the Borough and responds positively through the site allocations to improve and enhance access to services and facilities close to where people live and to provide climate resilience
Climate change SA4, SA5, SA7, SA9, SA11	AL1, AL3, AL4, AL5, AL6, DM25	The plan responds positively to existing high levels of car use by supporting the delivery of a fast and convenient public transport network and improving the quality and convenience of services close to where people live. It puts in place adaptation measures to protect vulnerable coastal areas from flooding and to protect water resources to provide climate resilience
Townscape SA6, SA7, SA14	AL1, AL3, DM19, DM20	The Plan acknowledges the townscape and historic environment of the Borough and responds positively to the need to protect the heritage assets of the Borough and their setting
Biodiversity, landscape and countryside (the undeveloped gaps between settlements) SA6, SA7, SA8, SA9, SA12	AL1, AL2, AL7, AL8, DM23, DM24	The Plan acknowledges the distinctive landscape features of the Borough. The 'gaps' in particular are an integral part of the Borough's land use patterns. They create separate identities for the five urban areas and prevent coalescence with neighbouring districts. In addition, Havant has two harbours of international renown for their wildlife interest and a number of other nationally and locally protected areas for nature conservation. The plan responds positively to the need to protect these key features as well as the biodiversity and natural resource assets contained within them

Table 4.1: Significant negative cumulative effects of the Local Plan (Allocations) 2013

SA Framework Theme	Related Plan Policies	Commentary on the Cumulative Negative Effects of the Plan Policies and mitigation over the short medium and long-term
<p>Biodiversity, landscape and countryside (the undeveloped gaps between settlements) SA6, SA7, SA8, SA9, SA12</p>	<p>AL1, AL2, AL3, AL7, AL8, DM19, DM20, DM23, DM24</p>	<p>The cumulative effect of increased development including housing, employment development and associated infrastructure comes into sharp focus as carrying capacity reduces. Proposals for the Havant Thicket Reservoir is a good example of the pressures development places on natural resources. These effects may also include:</p> <p>Reduced air quality; greenfield land take; increased noise; increased waste production; implications for human health, habitat fragmentation; and incremental effects on landscape and townscape.</p> <p>The Strategic Policies, Allocations and Development Management Policies in the Plan have, as a result of further iterations of the sustainability appraisal, been strengthened to ensure workable mitigation measures are in place. These relate particularly, but not exclusively, to the introduction of Policy DM24 and the strengthening of Policies AL2, DM20, DM23 and DM25.</p> <p>It is anticipated that strategic mitigation/avoidance measures will be necessary across South Hampshire, in order to prevent additional recreational pressure on the International sites from the cumulative effects of increased housing and other development in the sub-region.</p> <p>The monitoring of the cumulative effects and mitigation will be reported through the Annual Monitoring Report.</p>
<p>Climate change SA4, SA5, SA7, SA9, SA11</p>	<p>AL1, AL3, AL4, AL5, AL6, DM25</p>	<p>An increase in the Borough's contribution to greenhouse gas production (or exported production) is an almost inevitable consequence of the quantum of proposed development and includes factors such as increasing mobility, embedded energy in construction materials and increased energy use from new housing and employment development.</p> <p>While the negative effects that may result are likely to be generational, nonetheless spatial planning has some influence over the manner in which places 'work'. Every effort should be made through the implementation of policy and in combination with other plans to mitigate these effects and to ensure adaptation measures are put in place in a timely manner.</p> <p>The monitoring of the cumulative effects and mitigation will be reported through the Annual Monitoring Report.</p>

Conclusion

- 4.27 In undertaking further iterations of the sustainability appraisal, the secondary, cumulative and synergistic effects of the majority of policies were found to have significant positive benefits for the Borough. Improvements have been made to policies as a result of consultation and a strengthening of the evidence base. Overall the Publication Plan provides less uncertainty and the significance of the cumulative negative effects has reduced.

Locations for Development

- 4.28 The Adopted version of the plan allocates sites within Havant Borough for a variety of uses, including housing, employment, leisure and community. The plan process has ensured that these sites have been distributed according to the Core Strategy principles for the distribution of development within the five key areas of the Borough, those being: Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville. In addition it provides a further eight strategic policies and nine Development Management Policies, to supplement those already contained within the adopted Havant Borough Core Strategy.
- 4.29 With regards to housing sites, more housing sites were submitted to the Council than were required to meet the Borough's housing requirement. While this requirement is not viewed by the Council as an absolute ceiling (in accordance with the NPPF), the additional sites not taken forward (also referred to as reasonable alternatives) were those which were previously discounted at the Draft Plan stage. Exceptions to this rule related to the amendments made to the Hayling Island allocations which were required following the granting of planning permission on appeal of a non-allocated urban extension site (UE16). Due to the level of constraints, which exist on Hayling Island, it was not considered appropriate, to exceed the housing requirement on Hayling Island and a decision was taken to remove Policy UE35 from the plan in response to the appeal decision.
- 4.30 Elsewhere in the borough, sites not taken forward predominately relate to proposals for urban extensions adjacent to the borough's more environmentally affected settlements (Emsworth, Havant and Bedhampton and Hayling Island). Given the extent of the environmental issues within these areas, it was considered appropriate to only allow a sufficient supply of sites. The SA process and evidence base has been used appropriately to assess the differences between the promoted sites and ensure that the most sustainable options have been taken forward in the Plan.
- 4.31 In general, the allocated sites benefit from being located within well connected locations, either within or adjoining existing settlements. While no specific targets exist under the NPPF for a brownfield/greenfield approach, the Plan nevertheless delivers significant levels of development on previously developed land. Therefore, these sites also have positive implications on the regeneration of areas within the borough, such as Leigh Park and Havant and Waterlooville Town Centres.
- 4.32 While the Plan has sought to ensure a balanced approach is taken in respect of the social, economic and environmental needs of the borough, some decisions have been made to allocate sites where this balance may not necessarily be achieved. This decision has had to be made due to the availability of sites which present only very limited constraints in the context of a coastal borough, which is heavily affected by environmental issues. Decisions have therefore been made in light of overwhelming needs to support economic growth, regeneration and the need for new homes within the borough. In all cases, sites which presented environmental risks in terms of flood risk or biodiversity impacts have been carefully assessed to ensure

that they can deliver the most effective means of mitigation against any ‘reasonable alternatives’.

Ensuring Development Manages Its Own Impacts

- 4.33 In support of the need to ensure that the growth proposed by the Allocations Plan in practice represents sustainable development, site specific Development Requirements have been included within the site allocation policies. This is notably a significant improvement since the Draft Plan was published.
- 4.34 The Development Requirements also ensure that the uncertain effects of the plan are investigated at a planning application stage. It also ensures that developers are aware of the required levels of mitigation which would be sought, and work has been carried out to ensure that the plan is deliverable through requesting feedback on the individual viability of sites.

Overall Conclusion

- 4.35 Overall, the level of development proposed by the adopted version of the plan accords with the identified needs of the Borough, which were adopted within the Core Strategy. The range of sites allocated by the adopted plan, when considered at a high level, strike a balance between the need to promote economic growth, to regenerate parts of the Borough and to protect the Borough’s valuable environmental assets. Most importantly, the adopted plan has identified and outlined within policy, the mitigation measures which are required to make development acceptable. It is considered that these measures provided within the Development Requirement sections (and the additional non-spatial policies provided within the plan) are sufficient to guard against adverse environmental effects.

Recommendations at the Publication Plan (October 2013) stage

- 4.36 At the end of the assessment of the 1st Draft Publication Plan (August 2013) there was only one outstanding recommendation on Policy BD19:

Policy	Recommendations for further improvement in sustainability
BD19	A development requirement could be added which requires the submission of a landscape plan/assessment as part of any planning application

- 4.37 At the 2nd Draft Publication Plan (October 2013) stage, there were no outstanding recommendations, reflecting that the recommendations of the SA on the 1st and 2nd Draft Publication Plans had either been incorporated into the plan or a justification has been given if the recommendation has not been actioned. As a result, it can be concluded that the sustainability of the Plan has improved since the 1st Draft of the Plan.

Changes since the 2nd Draft Publication Plan (December 2013)

- 4.38 At the end of the assessment of the 2nd Draft publication Plan, there were no outstanding recommendations. In December 2013, an Addendum to the SA of the publication version of the plan was produced. This identified and appraised any modifications made as a result of representations made at the Regulation 20 stage. The publication version of the Allocations Plan together with the Schedule of Changes, comprised the Submission Plan. Each change was assessed at Appendix 1 of the Addendum to identify whether a further assessment against the SA objectives was required.
- 4.39 Five policies required further assessment:

H80 Havant Retail Park
 HY45 Beachlands (mixed use)
 L138 Leigh Park Centre (mixed use)
 UE6a Cabbagefield Row
 W125 Former Purbrook Park School Playing Field

4.40 The assessments for these five policies are now incorporated into this adoption version of the SA (Appendix 5). In addition, the Inspector's Report into the plan identifies 6 main modifications. The table below identifies these modifications and notes whether a re-assessment is required. Where a new assessment is required, this is also incorporated into this adoption version of the SA (Appendix 5). Therefore, the assessments found in this document represent the latest and final versions of the SA assessments in support of the Havant Borough Local Plan (Allocations).

Reference	Change	Reason for Change	SA re-appraisal required Yes/No	Reason
AL2	Provision of examples for appropriate uses in gap	Clarification of policy	Yes	To reflect positive changes to SA Objective 3 (health, safety and wellbeing)
AL8	Definition of a Local Green Space	Clarification of policy	Yes	To reflect positive changes to SA Objective 3 (health, safety and wellbeing)
Table 3.3	Confirmation of base date	Clarification	No	Will not affect assessment
Para 3.17	Reference to Hampshire County Council's work on the Local Flood Risk Management Strategy (LFRMS)	Provides further information to supporting text	No	General improvement to SA Objective 5 (climate change) but not sufficient on its own to change assessments
Site profiles	Changes to site profiles	To ensure clarity and accuracy	No	General improvements noted but not sufficient on their own to change assessments
DM20	Reference to NPPF in supporting text at Policy DM20	Clarification	Yes	To reflect positive changes to SA Objective 6 (heritage)

Cumulative effect of the changes made in the SA Addendum 2013

4.41 In addition to the appraisal of individual policies which assesses those impacts that may arise directly from policy implementation, the SEA regulations require the assessment of secondary, cumulative and synergistic effects. These are defined at paragraph 4.19 of the Publication version of the Allocations Plan. Having regard to amendments identified in the Schedule of Changes, it is considered that of the five policies which were re-assessed, it is only the changes to H80 which had a wider impact on the plan.

- 4.42 The increase in housing numbers at Havant Retail Park (H80) and the loss of the mixed uses from the scheme, has a cumulative effect on Policies HB1 (Havant and Bedhampton Housing Allocations) and HB3 (Havant and Bedhampton Mixed Use Allocations). The changes have a positive effect on HB1 as the increase in housing numbers will strengthen the plan's ability to meet SA Objective 2 (housing). However, the proposed changes have a negative effect on HB3 due to the loss of allocations for mixed uses. Overall, it is considered that the effect is neutral as the losses identified at HB3 are outweighed by the gains at HB1.
- 4.43 The changes to the remaining re-assessed policies (HY45, L138, UE6a and W125) largely affect the developer requirements. These changes have been assessed as having a largely positive effect on the plan (see assessments above) and generally relate to detail rather than having wider policy impacts. Cumulatively, these changes have had a positive effect on the plan.

Cumulative effect of the changes made as a result of the recommendations proposed in the Report on the Examination into the Havant Borough Local Plan (Allocations) (7 July 2014)

- 4.44 The assessments shown in the SA of the Adopted Plan are largely those which formed the assessments of the Publication Plan. Only minor changes have been made to reflect the modifications recommended in the Inspector's Report. Therefore, the supporting commentary largely reflects the changes which have been made between the Draft Plan and the Publication Plan as this represents the stage when most improvements to the sustainability of the plan, were made. In effect, this commentary 'tells the story' for each policy and how improvements identified in earlier appraisals have been incorporated into the final policy.
- 4.45 The SA of the Adopted Plan shows that these improvements have been maintained, with the Inspector's Report only identifying modifications to improve clarity, rather than the purpose of the policy. The assessments at Appendix 5 show that very few negative effects remain and where they do, this is a conscious decision to progress a site/policy in the knowledge that the benefits outweigh the harm. Where uncertainty still exists, this is mitigated as far as possible through the Development Requirements to ensure that these uncertain effects are taken into account as the development progresses through the planning application and site development process.

5. What are the next steps (including monitoring)?

The SA Report must include:

- A description of the measures envisaged concerning monitoring

5.01 The SEA Directive states that member states shall monitor the significant environmental effects of the implementation of plans and programmes in order to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action. As such, this part of the SA Report explains the next steps that will be taken as part of the plan-making/SA process, including in relation to monitoring.

Plan adoption and monitoring

5.02 The Report on the Examination into the Havant Borough Local Plan (Allocations) (7 July 2014) concludes that the plan provides an appropriate basis for the planning of the borough, providing a number of modifications are made to the plan. The council accepts these modifications and these have resulted in re-assessments against the SA Framework, where appropriate.

5.03 At the time of adoption, a statement must be published which sets out (amongst other things):

1. How this SA Report and responses received as part of the consultation to the publication plan have been taken into account when finalising the plan; and
2. Measures decided concerning monitoring

Paragraphs 5.04 and 5.05 below comprise this statement.

5.04 *In respect of the first point, the Council has continuously taken consultation responses into account throughout the Local Plan process. This is explained in more detail in Sections 3 and 4 of this document. The council has consulted on the plan from the earliest stages (housing options) and used feedback from these consultations to inform the various stages of the plan; from the Draft Plan through to the Publication Plan and then as an Addendum to the Submission Plan. These changes were fully assessed in the SA Addendum (December 2013) and have been taken forward in the adopted version of the plan.*

5.05 *Monitoring will be carried out through the Annual Monitoring Report, using the indicators identified in the SA Framework (Appendix B of the Scoping Report and repeated at Appendix 9 of this report) as a basis for assessment.*

5.06 The Scoping Report (August 2012) sets out the SA Framework at Appendix B. The framework lists the 14 SA objectives which have formed the basis for appraisal throughout the plan making process. Where practicable, these objectives are expressed in the form of targets, the achievement of which is measurable using indicators. Paragraph 15.1.2 of the Scoping Report stated that these objectives and indicators can be revised as further baseline information is collected and sustainability issues and challenges are identified. It goes on to say that these can also be used in monitoring the implementation of the plan.

5.07 At the current stage (i.e. within the SA Report) there is a need to present 'measures envisaged concerning monitoring' only. As such, Appendix B of the Scoping Report is repeated at Appendix 9 of this report to show the indicators which will be used to

assess the effectiveness of the plan. Where appropriate, targets are included as further measures of effectiveness.

Links with the Annual Monitoring Report

- 5.08 The SA guidance suggests that SA monitoring and reporting activities can be integrated into the regular planning cycle. The Annual Monitoring Report (AMR) monitors the effectiveness of planning policies in Havant Borough through a range of indicators. Comparison of these will give a clear indication of the implementation and effectiveness of each policy and proposal. As the Allocations Plan follows the strategic planning approach of the Havant Borough Core Strategy by setting out how its policies will be spatially implemented, its monitoring will be integrated with the monitoring of the Core Strategy policies, through the AMR.
- 5.09 In addition, Appendix 9 sets out the indicators identified for monitoring the SA objectives. Where appropriate, these will also be assessed and monitored in the AMR (see para 5.04 above).

Appendices

Appendix 1 – Environmental Assessment of Plans and Programmes Regulations 2004, Schedule 2

SCHEDULE 2 Regulation 12(3)

INFORMATION FOR ENVIRONMENTAL REPORTS

1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
3. The environmental characteristics of areas likely to be significantly affected.
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds (a) and the Habitats Directive.
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as—
 - (a) biodiversity;
 - (b) population;
 - (c) human health;
 - (d) fauna;
 - (e) flora;
 - (f) soil;
 - (g) water;
 - (h) air;
 - (i) climatic factors;
 - (j) material assets;
 - (k) cultural heritage, including architectural and archaeological heritage;
 - (l) landscape; and
 - (m) the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).

- 7.** The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
- 8.** An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
- 9.** A description of the measures envisaged concerning monitoring in accordance with regulation 17.
- 10.** A non-technical summary of the information provided under paragraphs 1 to 9.

Appendix 2 – Review of Published Plans, Policies, Strategies and Initiatives

(Produced to accompany Publication Plan - October 2013)

Title of PPSI	Main objectives and environmental/socio-economic requirements of PPSI	How it affects, or is affected by the DPD in terms of environmental issues
Biodiversity and Geodiversity		
Solent Disturbance and Mitigation Project	The project and its aims have already been identified under Appendix D of the Scoping Report. Phase III has however since been published, which identifies suitable avoidance and mitigation measures.	The publication of Phase III, has resulted in greater weight being attached to the project. In particular, Natural England who have endorsed the findings of the project, have outlined that they now require an appropriate mitigation scheme to come forward in a timely manner to ensure the likely adverse impacts of residential development are avoided or suitably mitigated.
The Wildlife Trust and Town and Country Planning Association (TCPA): Planning for a healthy environment: Good practice for green infrastructure and biodiversity' (2012)	In support of a landscape scale approach and the NPPF's call for positive planning for green infrastructure, the Wildlife Trust and the TCPA produced this guidance. The guidance notes that as well as benefiting biodiversity, green infrastructure can help to 'deliver and complement some of the services currently provided by hard engineering techniques'.	Local authorities are called upon to 'identify strategic GI within Local Plans' and also focus on making the built environment permeable for wildlife.
Health		
LGA: Get in on the Act: Health and Social Care act (2012)	The Health and Social Care Act 2012 transfers responsibility for public health from the NHS to local government, giving them a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all government function.	The Allocations DPD should support the provision of new health, leisure and recreational activities in the Borough. Also, it should ensure the provision of well located housing which is appropriate for local resident' needs.

Economic Factors		
CLG: Parades of shops: Towards an understanding of performance and prospects (2012)	Despite their local economic and social importance, shopping parades have been subject to a continued decline. In order to buck this trend, the report suggests the needs for appropriate policy responses which should look to 'reinforce local distinctiveness and community value, and develop the social function of neighbourhood parades' with a view to underpinning 'ongoing commercial viability'.	The Allocations Plan should associate the need to reinforce local distinctiveness and community values of shopping parades, with the ability to prevent the decline of these areas.
Housing		
Windfall/Unidentified Housing Development: Analysis and Justification – A Background Paper (2013)	This paper provides an analysis of windfall/unidentified residential development in the 5 areas of Havant Borough from 2006-2012. It provides justification for the inclusion of some windfall development within the 5 areas of Havant Borough for the purposes of formulating the Local Plan (Allocations) and future housing projections/trajectory.	The paper affects the DPD through analysing the delivery of windfall/unidentified housing between 2006-2012, in order to determine the level of housing which the Allocations Plan needs to allocate and deliver.
Water		
Havant Borough Council: Flood Risk Assessment (2012)	In November 2012 the Council published a FRA to explain and justify the approach of the council in the selection of development sites in the Draft Local Plan (Allocations) with regard to flood risk. This FRA will help demonstrate the soundness of the Allocations DPD, and provide assurance that the proposed allocations can be delivered in accordance with the requirements of the National Planning Policy Framework (NPPF). The FRA is an iterative document which has evolved and become more detailed as the Allocation Plan has	The Allocations Plan must apply the findings of the FRA to the selection of sites. Where appropriate, it must also ensure that any required mitigation identified by the FRA in respect of any of the allocations is secured by the plan.

	progressed.	
Accessibility and Transport		
Havant Borough Transport Statement (2012)	<p>This report sets out the transport objectives and delivery priorities for the Havant Borough Council (HBC) area. The Transport Statement provides:</p> <ul style="list-style-type: none"> • A local transport policy framework for the Borough; • A framework to assist with the prioritisation of transport investment; • To assist in transport and land use planning decisions associated with new development proposals; • Infrastructure planning in support of HBC's Community Infrastructure Levy (CIL) Draft Charging Schedule as well as any future infrastructure delivery planning work in the Borough. The Charging Schedule is programmed to be adopted by February 2013; • Guidance on the application of the Transport Contributions Policy (TCP) in the interim period until the CIL Charging Schedule is adopted. 	The Allocations Plan should draw on the transport objectives and delivery priorities identified within the Council's adopted Transport Statement.
Transport for South Hampshire Evidence Base: Havant Local Plan Development Allocations (2012)	<p>This study builds on the work previously undertaken by PUSH (Partnership for Urban South Hampshire) and the PBA (Peter Brett Associates) study as part of the Core Strategy. To help inform and evidence the emerging Allocations Plan, Transport for South Hampshire's Sub Regional Transport Modeling has been identified as a tool to assess the transport implications of the proposed land allocations. The study has been undertaken in consultation with representatives of both</p>	The Allocations Plan should ensure that sites selected as preferred allocations have been subject to the Transport for South Hampshire's Sub Regional Transport Modelling.

	Hampshire County Council and the Highways Agency to ensure the study approach is consistent with their requirements for assessing the impacts of the allocation sites.	
Historic Environment and Landscape		
Havant Borough Gaps Review (2012)	This document consists of an assessment of the impact of potential housing and employment allocations, incorporating a detailed analysis of the gaps for their landscape qualities and their value in separating settlements. It was conducted jointly by the planning policy and landscape teams at Havant Borough Council and East Hampshire District Council.	The review has affected the Allocations Plan by assessing the landscape qualities of the gaps and in turn determining the acceptability of locations where development has been proposed.
Havant Borough Local Green Spaces Audit (2013)	The purpose of this background paper is to explain the designation of Local Green Spaces in the Havant Borough Local Plan. It sets out the national and local background to Local Green Spaces and makes clear the methodology used by the council.	A full list of green spaces proposed for designation is set out in Appendix 1 of the Audit, along with a reason for inclusion or non-inclusion in the Havant Borough Local Plan (Allocations) Publication Version.

Appendix 3 – Housing Site Selection Audits

Emsworth

	STAGE A – INITIAL ASSESSMENT	STAGE B – ASSESMENT OF SITE DELIVERABILITY AND INFORMAL PUBLIC CONSULTATION RESPONSES			STAGE C – DETAILED ASSESSMENT			
Site Reference	Sift 1: SHLAA 4 th Edition 2011 Site listed as a 'potential' site (Number of dwellings)	Sift 2: Stakeholder Workshops (Jan/Feb 2012) (Number of dwellings)	Sift 3: Exhibitions on Options (May/June 2012)			Sift 4: Draft Plan (December 2012) (Number of dwellings)	Site discounted between:	Reason for discounting, including new site or for significant changes in the proposed number of dwellings
			Option A (Number of dwellings)	Option B (Number of dwellings)	Option C (Number of dwellings)			
EM18 (P)	✓	Discounted	n/a			n/a	Sift 1 – Sift 2	Site had Planning Permission
EM36	✓ (6)	✓ (6)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the availability of site was uncertain.
EM40	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (5)	Discounted	Sift 3 – Sift 4	Showstopper - the site was considered unlikely to yield 5 or more dwellings.
EM41	✓ (5)	Discounted	n/a			n/a	Sift 1 – Sift 2	Showstopper - the site was no longer available.
UE10 (P)	✓	Discounted	n/a			n/a	Sift 1 – Sift 2	Site had Planning Permission
UE11	✓ (123)	✓ (123)	✓ Contingency Site (100 – Reduced following feedback from Stakeholder Workshop feedback)	✓ Contingency Site (100 – Reduced following feedback from Stakeholder Workshop feedback)		Discounted	Sift 3 – Sift 4	Negative impact on the gap. The site was noted as being located within the AONB. Whilst some development was considered possible within an AONB, more work was considered necessary to demonstrate that this could take place without a significant impact on Chichester Harbour AONB. The site was by far the least favoured site in the informal consultation. In light of this it was considered that there were we were other more suitable sites available in Emsworth.

UE13	✓ (147)	✓ (147)	✓ (110)	✓ (110)	✓ (40 - Reduced with remainder as contingency following Stakeholder Workshop feedback)	✓ (100)	Proposed Housing Allocation	n/a
UE32	✓ (80)	✓ (80)	✓ (80)		✓ (80)	Discounted	Sift 3 – Sift 4	Less sustainable location that would extend the urban area northwards away from services and facilities. Negative impact on the gap. Potential impact on adjacent SINCS. In light of this it was considered that there were other more suitable sites available in Emsworth.
UE37	✓ (66)	✓ (66)	✓ (66)	✓ (66)	✓ (66)	v (35)	Proposed Housing Allocation	n/a

UE39	✓ (105)	v (105)	Discounted	n/a	Sift 2 – Sift 3	Less sustainable location that would extend the urban area northwards away from services and facilities. Negative impact on the gap. In light of this it was considered that there were other more suitable sites available in Emsworth.
UE2b	'Unsuitable'	'Unsuitable'	'Unsuitable'	Discounted	Considered during the process but discounted at each of the sifting stages.	Showstopper - more evidence was required to show the gas pipeline could be relocated viably while not impacting on ability to deliver other on site and financial contributions. Negative impact on the gap. The site was not included as an option in the informal consultation and therefore it did not feature as a most or least favourites. It was nevertheless conclusively discounted during the Stage C –Detailed Assessment. In light of this it was considered that there were other more suitable sites available in Emsworth which could help to deliver wider benefits.

Explanation of Housing 'Options'

In respect of Emsworth, three housing options were presented as part of the informal consultation exercises undertaken at Stage B of the site assessment process. These options demonstrated different ways of meeting the residual housing requirement for Emsworth, with each taking a different focus. These were:

Option A = Land West of Emsworth Contingency Option Total 191 Dwellings Contingency 100 Dwellings

Option B = Emsworth Centrally Focussed Development Option Total 181 Dwellings Contingency 100 Dwellings – SA Best Performing

Option C = Horndean Road Focussed Option Total 191 Dwellings Contingency 70 Dwellings

Havant and Bedhampton

	STAGE A – INITIAL ASSESSMENT	STAGE B – ASSESSMENT OF SITE DELIVERABILITY AND INFORMAL PUBLIC CONSULTATION RESPONSES				STAGE C – DETAILED ASSESSMENT		
Site Reference	Sift 1: SHLAA 4 th Edition 2011 Site listed as a 'potential' site (Number of dwellings)	Sift 2: Stakeholder Workshops (Jan/Feb 2012) (Number of dwellings)	Sift 3: Exhibitions on Options (May/June 2012)			Sift 4: Draft Plan (December 2012) (Number of dwellings)	Site discounted between:	Reason for discounting, including new site or for significant changes in the proposed number of dwellings
			Option A (Number of dwellings)	Option B (Number of dwellings)	Option C (Number of dwellings)			
H06	✓ (56)	✓ (56)	✓ (56)	✓ (56)	✓ (56)	✓ (79)	Proposed Housing Allocation	Housing figure change reflected the resolution to grant planning permission (2013)
H07	'Unsuitable'	✓ (81) New Site	✓ (50)	✓ (70)	✓ (70)	✓ (30)	Proposed Mixed Use Allocation	n/a
H10	✓ (125)	✓ (125)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (155)	Proposed Mixed Allocation	n/a
H14	✓ (48)	✓ (48)	✓ (48)	✓ (48)	✓ (48)	✓ (48)	Proposed Housing Allocation	n/a
H17	✓ (53)	✓ (53)	✓ (Identified as part of Site H18)	✓ (Identified as part of Site H18)	✓ (Identified as part of Site H18)	Discounted (Identified as part of Site H18)	n/a	n/a
H18	✓ (108)	✓ (108)	✓ (100)	✓ (111) (plus 50 as contingency)	✓ (161)	✓ (69)	Proposed Housing Allocation	Planning application submitted (2013)
H19	✓ (21)	✓ (21)	✓ (21)	✓ (21)	✓ (21)	✓ (21)	Proposed Housing Allocation	n/a

H21	✓ (20)	✓ (20)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	n/a	Sift 3 – Sift 4	Showstopper – the site was no longer available.
H22	✓ (11)	✓ (11)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (76)	Proposed Mixed Use Allocation	Housing figure increase reflected the size of the site increasing from 0.22ha (2011 SHLAA) to 0.93ha (2012 SHLAA).
H68	✓ (12)	✓ (12)	✓ (12)	✓ (12)	✓ (12)	Discounted	Sift 3 – Sift 4	Showstopper – the site was no longer available.
H69	✓ (22)	✓ (22)	✓ (22)	✓ (22)	✓ (22)	✓ (65)	Proposed Mixed Use Allocation	The increase in housing figures related to Site H75 being combined with Site H69 to enable a comprehensive scheme.
H72	✓ (19)	✓ (19)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (As part of 'Havant Town Centre' redevelopment opportunities)	✓ (19)	Proposed Housing Allocation	n/a
H75	✓ (10)	✓ (10)	✓ (10)	✓ (10)	✓ (10)	✓ (Refer to H69 for figures)	Proposed Housing Allocation (as part of H69)	While site reference H75 no longer exists, the site itself was allocated. It now forms part of Proposed Housing Allocation H69.
H76	✓ (41)	✓ (41)	✓ (41)	✓ (41)	✓ (41)	✓ (41)	Sift 3 – Sift 4	Showstopper – the site was no longer available.
H79	✓ (35)	✓ (35)	✓ (As part of 'Havant Town Centre' redevelopment)	✓ (As part of 'Havant Town Centre' redevelopment)	✓ (As part of 'Havant Town Centre' redevelopment)	✓ (22)	Proposed Housing Allocation	n/a

			opportunities)	opportunities)	opportunities)			
H80	Not identified	Not identified	Not identified			✓ (33) New Site	Proposed Mixed Use Allocation	This site entered the process at a late stage, following the identification of the site via the pre-application process. It was considered that the re-development of the site presented the opportunity for a more efficient use of the land, which was considered suitable for mixed use development.
H144	✓ (34)	✓ (34)	✓ (34)	✓ (34)	✓ (34)	✓ (34)	Proposed Housing Allocation	n/a
UE3a	✓ (30)	✓ (30)	✓ (30)	✓ (30)	✓ (30)	✓ (30)	Proposed Housing Allocation	n/a
UE3b	✓ (203)	✓ (203)	✓ (320)	✓ (203)	✓ (203) (As a contingency site)	✓ (252)	Proposed Housing Allocation	The increase in the proposed housing figures from 203 to 252 dwellings related to the inclusion of the neighbouring garden centre site.
UE4	✓ (105)	✓ (175)	✓ (70) (As a contingency site)	✓ (176)	✓ (226)	✓ (185)	Proposed Housing Allocation	n/a
UE5	✓ (80)	✓ (80)	✓ (80)	✓ (80)	✓ (80)	✓ (40)	Proposed Housing Allocation	The reduced housing figure was considered to be more reflective of the local context including gap and topography.
UE7	✓	✓	✓	✓	✓	✓	Proposed	n/a

	(65)	(65)	(92)	(92)	(92)	(92)	Housing Allocation	
UE28	✓ (47)	✓ (47)	✓ (47)	✓ (Specialist housing - no net gain in housing figures)	✓ (47)	Discounted	Sift 3 – Sift 4	It was considered that the site was located in an unsustainable location that would not form a natural extension of the urban area. Also, it had a potential impact on SINCS.
UE30	✓ (250)	✓ (250)	✓ (50) (Reduction in numbers following Stakeholder Workshop feedback)	✓ (50) (Reduction in numbers following Stakeholder Workshop feedback)	✓ (50) (Reduction in numbers following Stakeholder Workshop feedback)	✓ Part discounted/part allocated (15)	Part Discounted Sift 2 – Sift 3 Part Proposed Housing Allocation	Discounted: It was considered that the loss of high quality agricultural land was not outweighed by the benefit of 15 new dwellings in this location.
UE33	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (5)	Proposed Housing Allocation	n/a

Explanation of Housing 'Options'

In respect of Havant and Bedhampton, three housing options were presented as part of the informal consultation exercises undertaken at Stage B of the site assessment process. These options demonstrated different ways of meeting the residual housing requirement for Havant and Bedhampton, with each taking a different focus. These were:

Option A = Land South of Bartons Road Expansion Option Total 1278 – 1328 Dwellings, Contingency 70 Dwellings

Option B = East of Urban Area Focused Option Total 1270 – 1320 Dwellings, Contingency 50 Dwellings – SA Best Performing

Option C = Land South of Barton Road Contingency Option Total 1264 – 1314 Dwellings, Contingency 203 Dwellings

Hayling Island

	STAGE A – INITIAL ASSESSMENT	STAGE B – ASSESSMENT OF SITE DELIVERABILITY AND INFORMAL PUBLIC CONSULTATION RESPONSES				STAGE C – DETAILED ASSESSMENT		
Site Reference	Sift 1: SHLAA 4 th Edition 2011 Site listed as a 'potential' site (Number of dwellings)	Sift 2: Stakeholder Workshops (Jan/Feb 2012) (Number of dwellings)	Sift 3: Exhibitions on Options (May/June 2012)			Sift 4: Draft Plan (December 2012) (Number of dwellings)	Site discounted between:	Reason for discounting, including new site or for significant changes in the proposed number of dwellings
			Option A (Number of dwellings)	Option B (Number of dwellings)	Option C (Number of dwellings)			
HY8	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (12)	Proposed Housing Allocation	The increase in housing figures reflected a planning proposal for the site (this was updated and referred to in the 2011 SHLAA).
HY13	✓ (7)	✓ (7)		✓ (7)	✓ (7)	✓ (7)	Proposed Housing Allocation	n/a
HY17 (P)	✓ (12)	Discounted	n/a			n/a	Sift 1 – Sift 2	Site had Planning Permission (ref: 09/55136/002)
HY45	✓ (100)	✓ (100)	✓ (100)	✓ (50)	✓ (100)	✓ (75)	Proposed Mixed Use Allocation	n/a
UE15	✓ (13)	✓ (15)	✓ (13)	✓ (13)	✓ (13)	Discounted	Sift 3 – Sift 4	Adjacent to significant site for Brent Geese. Less sustainable location away from services.
			(As contingency site)					
UE16	✓ (160)	✓ (160)	✓ (160)			Discounted	Proposed allocation	The site has been allocated as a result of planning permission being granted at appeal.
UE17	✓ (53)	✓ (53)		✓ (53) (As contingency site)	✓ (53)	Discounted	Sift 3 – Sift 4	Access to the site would have been required via Site UE35. The site was therefore not deliverable in isolation. In combination with site UE35 and the other more sustainable sites within Hayling

								Island, the allocation of the site was not required when considered against the housing requirement.
UE18	✓ (200)	✓ (200)		✓ (60) (As contingenc y site)	✓ (60) (As contingenc y site)	Discounted	Sift 3 – Sift 4	Negative impact and proximity to protected nature conservation designations. The reduction in the proposed housing figures reflected the feedback from the Stakeholder Workshops.
UE21	✓ (84)	✓ (84)	✓ (84)	✓ (84)	✓ (84)	✓ (56)	Proposed Mixed Use Allocation	The reduction in the proposed housing figures reflected pre-application advice.
UE35	✓ (119)	✓ (119)	✓ (80) (As contingenc y site)	✓ (119)	✓ (119)	✓ (119)	Sift 3- sift 4	The site has been discounted as a result of UE16 being granted planning permission at appeal.
UE100	Not identified	Not identified	Not identified			Not identified	Sift 3 – Sift 4	This site did not follow a simple route through the identified process, as it was not identified at the outset by the SHLAA 4 th Edition. Instead it was put forward for development late in the process in light of public feedback during Stage B. The site was considered by the Council in light of this feedback but discounted because there were considered to be more sustainably located sites on Hayling Island to deliver the housing requirement. It was assessed by the SA process and reported accordingly in the SA Addendum Report (December 2012). It was therefore identified on the Hayling Island map in the



Explanation of Housing 'Options'

In respect of Hayling Island, three housing options were presented as part of the informal consultation exercises undertaken at Stage B of the site assessment process. These options demonstrated different ways of meeting the residual housing requirement for Hayling Island, with each taking a different focus. These were:

Option A = Beachlands High Density Option Total 262 Dwellings, Contingency 100 Dwellings

Option B = Billy Trail Focussed Development Option Total 338 Dwellings, Contingency 53 Dwellings – SA Best Performing

Option C = Centrally Focussed Development Option Total 318 Dwellings, Contingency 73 Dwellings – SA Best Performing

Leigh Park

Site Reference	STAGE A – INITIAL ASSESSMENT	STAGE B – ASSESSMENT OF SITE DELIVERABILITY AND INFORMAL PUBLIC CONSULTATION RESPONSES			STAGE C – DETAILED ASSESSMENT	Site discounted between:	Reason for discounting, including new site or for significant changes in the proposed number of dwellings
	Sift 1:SHLAA 4 th Edition 2011 Site listed as a 'potential' site (Number of dwellings)	Sift 2: Stakeholder Workshops (Jan/Feb 2012) (Number of dwellings)	Sift 3: Exhibitions on Options (May/June 2012)				
			Option A (Number of dwellings)	Option B (Number of dwellings)	Option C (Number of dwellings)		
L4	✓ (5)	✓ (5)	✓ (5)	✓ (5) (As a contingency site)	✓ (5)	Discounted	Sift 3 – Sift 4 It was considered that the development of the site would result in the loss of valued local green space.. The site was the least favoured in the informal public consultation.
L5	✓ (5)	✓ (5)	Discounted			n/a	Sift 2 – Sift 3 Showstopper – the site was unlikely to deliver 5 units.
L21	✓ (40)	✓ (40)	✓ (20)	✓ (20)	✓ (40)	✓ (26)	Proposed Housing Allocation n/a
L25	✓ (60)	✓ (60)	✓ (60)	✓ (60)		✓ (25)	Proposed Mixed Use Allocation The reduction in the housing figures followed a detailed discussion which took place with the landowner regarding the amount of housing the site could deliver. The reduction to 25 dwellings was recorded in the 2012 SHLAA.
L32	✓ (5)	✓ (5)	✓ (As part of 'Warren Park Small Cluster')			Discounted	Sift 3 – Sift 4 Showstopper – the site was unlikely to deliver 5 units.
L44	✓	✓	✓			Discounted	Sift 3 – Sift 4 It was considered that the

	(31)	(31)	(10)					development of the site would result in the loss of valued local green space.
L46	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)	Proposed Housing Allocation	n/a
L48	✓ (2)	✓ (2)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was no longer available.
L62	✓ (2)	✓ (2)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was unlikely to deliver 5 units.
L83	✓ (70)	✓ (70)	✓ (70)	✓ (70)	✓ (70)	✓ (65)	Proposed Mixed Use Allocation	n/a
L86	✓ (48)	✓ (48)	✓ (48)	✓ (48)	✓ (48)	✓ (48)	Proposed Housing Allocation	n/a
L89	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)	Proposed Housing Allocation	n/a
L92	✓ (4)	✓ (4)	✓ (5)	✓ (5)	✓ (5)	Discounted	Sift 3 – Sift 4	Showstopper – the site was unlikely to deliver 5 units. The pipeline route reduced the developable area and the remaining area was not considered large enough for allocation.
L108	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (7)	Proposed Housing Allocation	n/a
L119	n/a	n/a	✓ (72) (New site suggested at Stakeholder Workshops)	✓ (72) (New site suggested at Stakeholder Workshops)	✓ (72) (New site suggested at Stakeholder Workshops)	✓ (72)	Proposed Housing Allocation	n/a
L130	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8) (As	Discounted	Sift 3 – Sift 4	Showstopper – the site was unlikely to deliver 5 units.

					contingency site)			
L131	✓ (20)	✓ (20)	✓ (Identified within the 'Warren Park Small Cluster')			Discounted	Sift 3 – Sift 4	Showstopper – the site was unlikely to deliver 5 units.
L132	✓ (2)	✓ (2)	✓ (Identified within the 'Warren Park Small Cluster')			Discounted	Sift 3 – Sift 4	Showstopper – the site was unlikely to deliver 5 units.
L133	✓ (4)	✓ (4)	✓ (Identified within the 'Warren Park Small Cluster')			Discounted	Sift 3 – Sift 4	Showstopper – the site was unlikely to deliver 5 units.
L134	✓ (7)	✓ (7)		✓ (7)	✓ (7)	Discounted	Sift 3 – Sift 4	Showstopper – the site was unlikely to deliver 5 units.
L135	✓ (5)	✓ (5)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was unlikely to deliver 5 units.
L138	✓ (38)	✓ (38)		✓ (38)	✓ (38)	✓ (38)	Proposed Mixed Use Allocation	n/a
L141	✓ (2)	✓ (2)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was unlikely to deliver 5 units.
L142	✓ (2)	✓ (2)	✓ (Identified within the 'Warren Park Small Cluster')			Discounted	Sift 3 – Sift 4	Showstopper – the site was unlikely to deliver 5 units.
L143	✓ (5)	✓ (5)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was unlikely to deliver 5 units.
L145	✓ (30)	✓ (30)		✓ (90)	✓ (90)	✓ (90)	Proposed Housing Allocation	The difference in the proposed housing figures reflects that the site was originally assessed for

								a mixed use scheme, but later identified for solely housing.
UE6a	✓ (92)	✓ (92)	✓ (46) (As a contingency site)	✓ (92)	✓ (92)	✓ (116)	Proposed Housing Allocation	n/a
Garage/Parking Courts Proposed allocations have been considered together as one allocation to provide approximately 60 dwellings.								
L2	✓ (2)					✓	Proposed Housing Allocation	n/a
L6	✓ (3)					✓	Proposed Housing Allocation	n/a
L8	✓ (3)					✓	Proposed Housing Allocation	n/a
L16	✓ (4)					✓	Proposed Housing Allocation	n/a
L43	✓ (2)					✓	Proposed Housing Allocation	n/a
L47	✓ (3)					✓	Proposed Housing Allocation	n/a
L56	✓ (3)					✓	Proposed Housing Allocation	n/a
L61	✓ (4)					✓	Proposed Housing Allocation	n/a
L90	✓ (4)					✓	Proposed Housing Allocation	n/a
L117a	✓ (2)					✓	Proposed Housing Allocation	n/a

L117b	✓ (2)			✓	Proposed Housing Allocation	n/a
L136	✓ (3)			✓	Proposed Housing Allocation	n/a
L137	✓ (3)			✓	Proposed Housing Allocation	n/a
L139	✓ (4)			✓	Proposed Housing Allocation	n/a
L140	✓ (2)			✓	Proposed Housing Allocation	n/a
L146	✓ (2)			✓	Proposed Housing Allocation	n/a
L147	✓ (2)			✓	Proposed Housing Allocation	n/a
L148	✓ (2)			✓	Proposed Housing Allocation	n/a
L149	✓ (2)			✓	Proposed Housing Allocation	n/a

Explanation of Housing 'Options'

In respect of Leigh Park, three housing options were presented as part of the informal consultation exercises undertaken at Stage B of the site assessment process. These options demonstrated different ways of meeting the residual housing requirement for Leigh Park, with each taking a different focus. These were:

Option A = Avoids Urban Extensions and Utilises Small Scale Sites in Warren Park Total 483 Dwellings, Contingency 46 Dwellings

Option B = Avoids Further Residential Development in Leigh Park District Centre Total 496 Dwellings, Contingency 5 Dwellings – SA Best Performing

Option C = Less Development within Existing Urban Area of Warren Park Total 491 Dwellings, Contingency 8 Dwellings

Waterlooville

Site Reference	STAGE A – INITIAL ASSESSMENT	STAGE B – ASSESSMENT OF SITE DELIVERABILITY AND INFORMAL PUBLIC CONSULTATION RESPONSES			STAGE C – DETAILED ASSESSMENT	Site discounted between:	Reason for discounting, including new site or for significant changes in the proposed number of dwellings
	Sift 1:SHLAA 4 th Edition 2011 Site listed as a 'potential' site (Number of dwellings)	Sift 2: Stakeholder Workshops (Jan/Feb 2012) (Number of dwellings)	Sift 3: Exhibitions on Options (May/June 2012)				
			Option A (Number of dwellings)	Option B (Number of dwellings)	Option C (Number of dwellings)		
W9	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (5)	Discounted	Sift 3 – Sift 4 Showstopper – the site was unlikely to deliver 5 units. (the developable area excluded the existing car park).
W13	✓ (5)	✓ (5)	Discounted			n/a	Sift 2 – Sift 3 Showstopper – the site was unlikely to deliver 5 units. Loss of car park.
W25	✓ (8)	Discounted	n/a			n/a	Sift 1 – Sift 2 Showstopper – the site was unlikely to deliver 5 units.
W39	✓ (14)	✓ (5)	Discounted			n/a	Sift 2 – Sift 3 Showstopper – the site was unlikely to deliver 5 units. Loss of car park.
W53a	✓ (57)	✓ (57)	✓ (57)	✓ (57)	✓ (57)	✓ (57)	Proposed Housing Allocation n/a
W53b	✓ (9)	✓ (9)	✓ (9)	✓ (9)	✓ (9)	✓ (9)	Proposed Housing Allocation n/a
W56	n/a	n/a	n/a			✓ New Site (14)	Proposed Mixed Use Allocation This site was brought into the process late, following feedback received during Stage B regarding the availability of the site for development. Detailed consideration of the site was undertaken. In light of the findings and the fact that the site relates to a regeneration opportunity in sustainable location, it was considered suitable for allocation. The site has been through the

								SHLAA (5 th Edition) process and was assessed by the SA process and reported accordingly in the SA Addendum Report (December 2012).
W58	✓ (5)	✓ (5)	✓ (5)	✓ (5)		✓ (10)	Proposed Housing Allocation	n/a
W63	✓ (96)	✓ (96)	✓ (96) (As a contingency site)	✓ (96)	✓ (96)	✓ (96)	Proposed Housing Allocation	n/a
W64	✓ (13)	✓ (13)	Discounted			n/a	Sift 2 – Sift 3	It was considered that the development of the site would result in the loss of valued local green space.
W108	✓ (14)	✓ (14)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was unlikely to deliver 5 units. Loss of car park.
W109	✓ (111)	✓ (111)	✓ (111)			✓ (111) Re-provision only (no net dwelling increase)	Proposed Mixed Use Allocation	n/a
W110	✓ (55)	✓ (55)	✓ (55)	✓ (55) (As a contingency site)		✓ (55) Re-provision only (no net dwelling increase)	Proposed Mixed Use Allocation	n/a
W122	✓ (10)	✓ (10)	Discounted			n/a	Sift 2 – Sift 3	It was considered that the development of the site would result in the loss of valued local green space.
W125	✓ (95)	✓ (95)	✓ (70-95)	✓ (70-95)	✓ (70-95)	✓ (95)	Proposed Housing Allocation	n/a
W126	✓ (84)	✓ (84)		✓ (84)	✓ (84)	✓ (84)	Proposed Housing Allocation	n/a
W130	✓	✓	✓	✓	✓	✓	Proposed Housing	n/a

	(52)	(52)	(52)	(52)	(52)	(52)	Allocation	
W131	✓ (20)	✓ (20)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was no longer available.
W133	✓ (60)	✓ (60)	Discounted			n/a	Sift 2 – Sift 3	It was considered that the development of the site would result in the loss of high quality/high value strategic open space.
W135	✓ (43)	✓ (43)	✓ (43)	✓ (43)		✓ (100)	Proposed Mixed Use Allocation	The increase in housing figures reflected the fact that it was considered that a more efficient use of this sustainable town centre site should be achieved.
W136	✓ (10)	✓ (10)	Discounted			n/a	Sift 2 – Sift 3	Showstopper – the site was no longer available.
W139	n/a	n/a	n/a			✓ New Site (25)	Proposed Housing Allocation	This site was brought into the process late, following feedback received during Stage B regarding the availability of the site for development. Detailed consideration of the site was undertaken. In light of the findings and the fact that the site relates to a regeneration opportunity in sustainable location, it was considered suitable for allocation. The site has been through the SHLAA (5 th Edition) process and was assessed by the SA process and reported accordingly in the SA Addendum Report (December 2012).
UE9	✓ (320)	n/a	n/a			n/a	Core Strategy Strategic Allocation	n/a
UE31	✓ (63)	✓ (63)			✓ (63) (As a contingency site)	Discounted	Sift 3 – Sift 4	In light of the other more sustainable options available to deliver the housing requirement, it was considered that this greenfield site was not required.

Explanation of Housing 'Options'

In respect of Waterlooville, three housing options were presented as part of the informal consultation exercises undertaken at Stage B of the site assessment process. These options demonstrated different ways of meeting the residual housing requirement for Waterlooville, with each taking a different focus. These were:

Option A = Town Centre Focus Total 407-432 Dwellings, Contingency 96 Dwellings – SA Best Performing

Option B = Mix of Town Centre and Other Sites Total 421 – 446 Dwellings, Contingency 55 Dwellings

Option C = Less Town Centre Focussed Total 373 – 398 Dwellings, Contingency 63 Dwellings

Appendix 4 – Audit Table of Site Numbers/Figures Stage by Stage

a) Allocated sites and Housing Numbers/Floorspace – Comparison exercise highlighting changes between stages

Requirements for a further SA following July version of the Plan are shown in **bold**.

Site	SA of Draft Plan Figure	Final Draft Plan figure Nov/Dec 2012	Publication Plan figure as of 1 st Draft July version for SA	Publication Plan figure as of 2nd Draft August version for SA	Requirement for further SA on August 2013 version
UE13	60 dwellings	100 dwellings	140 dwellings	140 dwellings	No
UE37	15 dwellings	35 dwellings	47 dwellings	47 dwellings	No
BD39 (Emp)	2217sq m	2217sq m	2200sq m	2200sq m	No
H06	79 dwellings	79 dwellings	79 dwellings	79 dwellings	No
H14	48 dwellings	48 dwellings	120 dwellings	120 dwellings	No
H18	67 dwellings	69 dwellings	69 dwellings	69 dwellings	No
H19	21 dwellings	21 dwellings	21 dwellings	21 dwellings	No
H76		41 dwellings			No
H79	35 dwellings	22 dwellings	22 dwellings	22 dwellings	No
H144	34 dwellings	34 dwellings	34 dwellings	34 dwellings	No
UE3a	30 dwellings	30 dwellings	30 dwellings	30 dwellings	No
UE3b	250 dwellings	252 dwellings	203 dwellings	203 dwellings	No
UE4	175 dwellings	185 dwellings	191 dwellings	191 dwellings	No
UE5	40 dwellings	40 dwellings	55 dwellings	55 dwellings	No
UE30	10 dwellings	15 dwellings	15 dwellings	Site removed in accordance with SA recommendation	Yes
UE33	5 dwellings	5 dwellings	5 dwellings	5 dwellings	No
UE43	(Included as part of UE3b)	(Included as part of UE3b)	49 dwellings	49 dwellings	No
BD9/10 (Emp)	16,275sq m + 3,456sq m	16,275sq m + 3,456sq m	19,700sq m	BD9 16,300 sqm BD10 3,500 sqm (to do with rounding up or down when site	No

				split/merged)	
BD11 (Emp)	23,400sq m	23,400sq m	23,400sq m	23,400sq m	No
BD14 (Emp)	6,579 sq m	6,579sq m	6,600sq m	6,600sq m	No
BD16 (Emp)	5,500 sq m	5,500sq m	6,000sq m	6,000sq m	No
BD19 (Emp)	6,800 sq m	6,800sq m	6,800sq m	12,000sq m (site area increase)	Yes
H07 (Mixed)	30 dwellings Employment	30 dwellings Employment	30 dwellings Employment	30 dwellings Employment	No
H10/BD30 (Mixed)	175 dwellings 1,500sq m (offices) Main town centre uses	155 dwellings 1,500sq m (offices) Main town centre uses	225 dwellings 1,500sq m (offices) Main town centre uses	225 dwellings 1,500sq m (offices) Main town centre uses	No
H22 (Mixed)	76 dwellings Community Main town centre uses	76 dwellings Community Main town centre uses	40 dwellings Community Main town centre uses	40 dwellings Community Main town centre uses	No
H69 (Mixed)	65 dwellings Community Health	65 dwellings Community Health	90 dwellings Care home Community Health	90 dwellings Care home Community Health	No
H72 (Mixed)	19 dwellings (previously solely housing)	19 dwellings (previously solely housing)	19 dwellings (other use not confirmed in 1 st draft of plan)	19 dwellings Main town centre use	No
H80 (Mixed)	30 dwellings Leisure	30 dwellings Leisure	33 dwellings Leisure	33 dwellings Leisure	No
BD8 (Mixed)	5,200sq m (previously employment allocation)	5,200sq m (previously employment allocation)	Employment Hotel	Hotel Commercial uses 'Employment' has been replaced by 'commercial' to reflect the recent planning permission on the site. A definition of these terms can be found in the glossary to the Allocations Plan.	

HY13	7 dwellings	7 dwellings	14 dwellings	14 dwellings	No
UE35	119 dwellings	119 dwellings	119 dwellings	Site removed following appeal allowed and permission granted at Goldring Close.	Yes
UE16				129 dwellings	Yes
HY45	75 dwellings Leisure	75 dwellings Leisure	125 dwellings Leisure	125 dwellings Leisure Tourism	Yes
UE21/BD73 (Mixed)	98 dwellings Employment (1,014sq m)	56 dwellings Employment (1,014sq m)	75 dwellings Employment (1,014sq m)	75 dwellings Employment (1,000sq m) (rounded down)	No
L21	25 dwellings	26 dwellings	26 dwellings	26 dwellings	No
L46	8 dwellings	8 dwellings	8 dwellings	8 dwellings	No
L86	40 dwellings	48 dwellings	48 dwellings	48 dwellings	No
L89	8 dwellings	8 dwellings	8 dwellings	8 dwellings	No
L119	72 dwellings	72 dwellings	72 dwellings	72 dwellings	No
L145	90 dwellings	90 dwellings	90 dwellings	90 dwellings	No
UE6a	46 dwellings	116 dwellings	116 dwellings	116 dwellings	No
Garage Sites	60 dwellings	60 dwellings	60 dwellings (approximately)	60 dwellings (approximately)	No
BD65 (Mixed)	Employment only - 1,260 sq m	Employment only – 1,260 sq m	Employment (1,260sq m) Skills	Employment (1,300sq m) – rounded up Skills	No
L25 (Mixed)	25 dwellings Retail Open Space	25 dwellings Retail Open Space	25 dwellings Retail Open Space	40 dwellings (advice of landowner) Retail Open Space	Yes
L83 (Mixed)	65 dwellings Allotments	65 dwellings Allotments	62 dwellings Allotments	65 dwellings Allotments	Yes
L138 (Mixed)	38 dwellings Main town centre uses	38 dwellings Main town centre uses	62 dwellings Main town centre uses	62 dwellings Main town centre uses	No
W53a/b	66 dwellings	66 dwellings	10 dwellings (residual – plan to reflect?)	10 dwellings (residual – plan to reflect?)	No

W58	5 dwellings	10 dwellings	10 dwellings	10 dwellings	No
W63	96 dwellings	96 dwellings	96 dwellings	96 dwellings	No
W125	95 dwellings	95 dwellings	19 dwellings (residual)	19 dwellings (residual)	No
W126	84 dwellings	84 dwellings	84 dwellings	84 dwellings	No
W130	52 dwellings	52 dwellings	52 dwellings	52 dwellings	No
W139	25 dwellings (Dec '12 Addendum)	25 dwellings	25 dwellings	25 dwellings	No
BD54 (Emp)	Employment 5,990sq m	Employment 2,995sq m	Employment 8,500sq m	Employment: no net gain Hotel Commercial uses 'Commercial uses' has been added to reflect the recent planning permission on the site. A definition of these terms can be found in the glossary to the Allocations Plan.	No
W56 (Mixed)	14 dwellings Main town centre uses (Dec '12 Addendum)	14 dwellings Main town centre uses	14 dwellings Main town centre uses	14 dwellings Main town centre uses	No
W109 (Mixed)	111 dwellings (Housing and other uses assessed separately)	No net dwelling increase Main town centre uses	No net dwelling increase Main town centre uses	No net dwelling increase Main town centre uses	No
W110 (Mixed)	55 dwellings (Housing and other uses assessed separately)	No net dwelling increase Main town centre uses	No net dwelling increase Main town centre uses	No net dwelling increase Main town centre uses	No
W135 (Mixed)	100 dwellings (Housing and other uses assessed separately)	100 dwellings Main town centre uses	50 dwellings Employment (1,000sq m) Main town centre uses	50 dwellings Main town centre uses Employment 0 sqm	Yes

b) Comparison exercise highlighting changes between stages

i) Sites (or part of sites) which have been removed from plan between Draft and Publication, reason for change

Site not carried forward	Explanation for change
H76	Site no longer available
UE7	Permission granted before 1 April 2012. This is noted and explained in Appendix 3 of the Publication Local Plan (Allocations)
BD15 (Emp)	EA raised significant concerns about the deliverability of the site. Considered that the allocation of this site was not essential to meeting the overall employment floorspace targets. Therefore the sites was removed. The site is within the urban area boundary and therefore this removal does not preclude the site from coming forward in the future outside of the Allocations Plan
HY08	Site no longer available
L108	Permission granted before 1 April 2012. This is noted and explained in Appendix 3 of the Publication Local Plan (Allocations)
UE30	In response to an SA recommendation, this site has been discounted
UE35	A development of 129 homes was granted at appeal at Goldring Close. In comparison to other available sites, UE35 is now the least sustainable. UE21 and HY45 are brownfield sites with regeneration benefits, in comparison to the loss of this greenfield agricultural land. This site has therefore removed
W53a/b (partial removal)	Majority of site granted permission before 1 April 2012. This is noted and explained in Appendix 3 of the Publication Local Plan (Allocations)
W125 (partial removal)	Majority of site granted permission before 1 April 2012. This is noted and explained in Appendix 3 of the Publication Local Plan (Allocations)

ii) Sites (or part of sites) which have been added to the plan between Draft and Publication, reason for change

Site added	Explanation for change
UE16	Appeal decision permitted the application for 129 net additional housing units
BD19 (partial increase)	Discussions with landowners identified that additional suitable land was available in this popular employment area. Site area was therefore increased
H14 (partial increase)	Discussions with landowners lead to the identified site area being refined to more accurately reflect the landowners site
UE4 (partial increase)	Planning permission was granted on the site, which varied from the area that was identified at Draft. This was amended to better reflect the development area
UE37 (partial increase)	Discussions with landowners and Hampshire County Council Ecology led to the availability of land an increased area for development, that had previously been considered SINC worthy. Site area was therefore increased

Appendix 5 – Appraisal of the Allocations Plan (Adoption Version, July 2014) Including Modifications Proposed in the Report on the Examination into the Allocations Plan (7 July 2014)

This chapter sets out the appraisal findings for the assessment of the Adoption Plan (July 2014). They are provided within 6 sections with Sections 1 – 5 relating to the allocating policies provided within the Borough's five key areas and Section 6 relating to the assessment of the plan's AL and DM Policies.

Where the policy did not change following the 1st Draft Publication Plan, the assessment remains the same. Where a change was made in the 2nd Draft Publication Plan, a re-assessment took place and was recorded at Appendix 7 of the SA (publication version) October 2013. The assessments from Appendix 7 (publication SA) have now been incorporated into Appendix 5 of this adoption version. Therefore, the assessment for each site is the most up to date assessment available. It also references any changes made as a result of the Inspector's Report (July 2014), although as these changes are largely for clarification and do not change the purpose of the policy, there are no changes to the assessments as a result of the report.

The assessment of each policy has been prepared using the SA Framework which contains 14 Objectives. The purpose of the assessment has been to identify improvements, no change or deterioration in performance against previous assessments undertaken as part of the SA process.

Emsworth

Assessment of the Emsworth Allocation Policies

Table 1: Overview assessment matrix for the Emsworth Allocation Policies

Emsworth Allocation Policies	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
UE13	0	++	+	+	+	+/-	-	+/-	-	0	+	+	+	+
UE37	0	+	+	+	+	+/-	-	+/-	-	0	++	+	+	++
BD39	++	0	0	+	+	+/-	0	+/-	0	0	++	+	+	++

Overview

The table above outlines the appraisal findings in respect of the three allocation policies within Emsworth. While a range of effects in respect of sustainability performance still exist across the identified sites, improvement has been noted since the SA of the Draft Plan. Much of this improvement can be attributed to the site specific Development Requirements which have since been included within the plan which provide mitigation in respect of adverse effects. It also relates to the inclusions of Policies DM23 (Sites for Brent Geese and Waders), DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development) and DM25 (Managing Flood Risk in Emsworth), which have been introduced as the plan has progressed.

The assessments below provide an accompanying commentary to the above scorings, while also listing any likely significant effects which could be associated with the allocation of these sites.

Emsworth Assessments

Policy UE13 West of Horndean Road

Policy UE13	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+	+	+	+/-	-	+/-	-	0	+	+	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Loss of agricultural land (Grades 2 and 3) • Development within a Mineral Safeguarding Area • Site adjacent to Priority Habitat (Ems River) as identified in the Havant Biodiversity Action Plan • Part of southern end of site within Flood Zone 2 and 3 • Site 'uncertain' for waders 														

Supporting Commentary

Policy UE13 performs fairly positively against the SA objectives. Improvements against a number of the objectives have been recorded while other objectives have remained unaffected following the changes made to the policy since the Draft Plan (and the previous SA).

Improvements in SA performance can be noted in respect of Objectives 2, 5, 6, 9 and 12. The policy allocates a total of 140 dwellings, which is higher than the housing numbers proposed in the Draft Plan (100 dwellings). The uplift in additional dwellings since the Draft Plan relates to changes in the site area, which has increased following discussions with the Environment Agency. These discussions concluded that on-site mitigation measures would reduce the areas of the site affected by flooding, which in turn would increase the developable area of the site. The increased delivery and density of the housing proposed therefore positively impacts on Objectives 2 and 9, provided that the mitigation measures are implemented.

Objective 5 has significantly increased in performance following the inclusion of Policy DM25 (which was not included within the Draft Plan at the time UE13 was appraised) and the inclusion of the Development Requirements. While SUDS would have been required (via existing Core Strategy Policy CS15) along with no net increase in surface water run off rates, Policy DM25 now requires a reduction in these rates, as also covered in the Development Requirements. A financial contribution would also be sought towards the Emsworth Flood Alleviation Scheme. An

in-combination effect was also noted as a result of the likely positive impacts against Objective 5 when re-assessing the performance of Objective 12. This was attributed to the likely positive impact that the introduction of an on-site SUDS would have on the water quality of nearby watercourses.

Uncertainty was noted in respect of Objective 6 due to the potential for previously unidentified archaeological features, which is now protected by the requirement for a Heritage Statement in support of any planning application.

The reassessment at Publication Plan stage also assessed the likely adverse impact associated with Objective 7. While the overall scoring remained that the objective would be adversely impacted by the extension to the settlement boundaries and the subsequent effect on the landscape in this location, the requirement to provide a strong landscape buffer to the west of the development to define the site, can be noted as a positive addition to the policy.

Uncertainty in respect of the current use of the site by Brent Geese and/or waders (affecting Objective 8) is still considered to be a relevant scoring due to insufficiencies in available survey data. While it is positive that a reference to mitigation has been referred to within the Development Requirements, the performance against Objective 8 is still uncertain. This finding is consistent with a number of other sites.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

Site UE13 is key to delivering the Emsworth Flood Alleviation Scheme and on-site mitigation measures are intrinsically linked with the ability to deliver the allocated levels of housing on the site. There is some risk therefore created within the allocation, which could result in adverse impacts in performance against Objectives 2 and 5 in particular. The following recommendations are therefore considered suitable to strengthen the policy:

- The addition of a development requirement for the developer to enter into a Section 106 agreement agreeing to tie the on-site flood alleviation works to the wider scheme should be considered; and
- The inclusion of a caveat within the policy which states that the allocation for 140 dwellings will only be permitted if the on-site SUDS is secured as part of the same planning permission and delivered on the timescales as agreed by the Environment Agency.

There are no outstanding recommendations for this site.

Policy UE37 West of Coldharbour Farm, Emsworth

Policy UE37	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	+	+	+	+/-	-	+/-	-	0	++	+	+	++
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Loss of agricultural land (Grade 2) • Development within a Mineral Safeguarding Area • Site adjacent to Priority Habitat (Ems River) as identified in the Havant Biodiversity Action Plan • Access required through Site of Importance for Nature Conservation (SINC) • Small part of site at eastern boundary is in Flood Zone 2 • TPOs • Site 'uncertain' for waders 														

Supporting Commentary

Policy UE37 performs fairly positively against the SA objectives. In particular it performs very positively in respect of Objectives 11 and 14 (along with BD39) due to the highly sustainable location of the site close to Emsworth Town Centre. Improvements against a number of the objectives have been recorded while other objectives have remained unaffected following the changes made to the policy since the Draft Plan (and the previous SA).

Improvements in SA performance can be noted in respect of Objectives 5, 6, 8, 9 and 12 since the SA of the Draft Plan. Objective 5 has significantly increased in performance following the inclusion of Policy DM25 (which was not included within the Draft Plan at the time UE37 was appraised) and the inclusion of the Development Requirements. While SUDS would have been required (via existing Core Strategy Policy CS15) along with no net increase in surface water run off rates, Policy DM25 now requires a reduction in these rates, as also covered in the Development Requirements. A financial contribution would also be sought towards the Emsworth Flood Alleviation Scheme. An in-combination effect was also noted as a result of the likely positive impacts against Objective 5 when re-assessing the performance of Objective 12. This was attributed to the likely positive impact that the introduction of an on-site SUDS would have on the water quality of nearby watercourses.

Uncertainty was noted in respect of Objective 6 due to the potential for previously unidentified archaeological features, which is now protected by the requirement for a Heritage Statement in support of any planning application.

The reassessment at Publication Plan stage also assessed the likely adverse impact associated with Objective 7. While the overall scoring remained that the objective would be adversely impacted by the extension to the settlement boundaries and the subsequent effect on the landscape in this location, the Development Requirement to incorporate boundary planting to act as a buffer was noted as a positive form of mitigation within the policy.

Uncertainty in respect of the current use of the site by Brent Geese and/or waders (affecting Objective 8) is still considered to be a relevant scoring due to insufficiencies in available survey data. While it is positive that a reference to mitigation has been referred to within the Development Requirements, the performance against Objective 8 is still uncertain. This finding is consistent with a number of other sites.

There are no outstanding recommendations for this site.

Policy BD39 Interbridges East

Policy BD39	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	0	0	+	+	+/-	0	+/-	0	0	++	+	+	++
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Land along the northern boundary is in Flood Zone 2 and 3 • Proximity of gas main and within Gas Pipeline Consultation Zone • Loss of Grade 2 agricultural land 														

Supporting Commentary

Policy BD39 performs fairly positively against the SA objectives. Improvements against a number of the objectives have been recorded, while other objectives have remained unaffected following the changes made to the policy since the Draft Plan (and the previous SA). Improvements in SA performance can be noted in respect of objectives 5 and 12.

Objective 5 has significantly increased in performance following the inclusion of Policy DM25 (which was not included within the Draft Plan at the time BD39 was appraised) and the inclusion of the Development Requirements. Whilst SUDS would have been required (via existing Core Strategy Policy CS15) along with no net increase in surface water run off rates, Policy DM25 now requires a reduction in these rates, as also covered in the Development Requirements. A financial contribution would also be sought towards the Emsworth Flood Alleviation Scheme. An in-combination effect was also noted as a result of the likely positive impacts against Objective 5 when re-assessing the performance of Objective 12. This was attributed to the likely positive impact that the introduction of an on-site SUDS would have on the water quality of nearby watercourses.

Uncertainty in respect of Objective 8 is still considered to be a relevant scoring due to the uncertain impact of developing the site and creating fragmentation effects within the surrounding and supporting habitats associated with the adjacent Brook Meadow Local Nature Reserve. The addition of the Development Requirements section presents a slight adverse effect against Objective 8. This is because the policy now outlines specific requirements in respect of future planning applications for the site but does not include a requirement for an ecological assessment. Given the nature of the site it is considered that this would be an important supporting document to any planning application at this site.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

It is considered that Policy BD39 could be strengthened further by:

- Including a further Development Requirement which requires a future planning application to be accompanied by an ecological assessment

There are no outstanding recommendations for this site.

Havant and Bedhampton

Havant and Bedhampton Allocation Policies

Table 2: Overview assessment matrix for the Havant and Bedhampton Allocation Policies

Havant and Bedhampton Allocation Policies	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
BD9 BD10 BD11	++	0	0	+	--	+/-	+/-	-	-	0	+	+/-	+	+
BD14 BD16 BD19	++	0	0	+	-	-	+/-	+/-	-	0	+	+/-	+	+
BD19	++	0	0	-	-	-	-	-	-	0	+	+/-	+	+
BD8	++	0	0	+	-	+/-	-	+/-	0	0	+	+/-	+	+
H14 H18 H19	0	++	+	+	+	+/-	+	+/-	--	0	++	+/-	+	++
UE5 UE30	0	+	+/-	+	+/-	+/-	+/-	+/-	-	0	+	+/-	+	+
UE30	0	-	+/-	+	+	+/-	+	+	+	0	+	+/-	+	+
H80	-	++	+/-	+	+	+/-	+	0	+	0	+	+/-	+	+/-
H144	0	+	+	+	+	+/-	0	0	0	0	+	+/-	+	+
H10/BD30 H22 H07 H69	++	++	+	+	+/-	+/-	+/-	+/-	+	0	+	+/-	+	+
H79 H72 H06	-	+	+	+	+/-	-	+/-	+/-	+	0	+	+/-	+	+
UE3a UE3b UE33 UE4 UE43	+/-	+	+	+/-	+	+/-	+/-	+/-	--	0	+	+/-	+	+

Overview

The table above outlines the appraisal findings in respect of the allocation policies within Havant and Bedhampton. While a range of effects in respect of sustainability performance still exist across the identified sites, improvement has been noted since the SA of the Draft Plan. Much of this improvement can be attributed to the site specific Development Requirements which have since been included within the plan which provide mitigation in respect of adverse effects. It also relates to the inclusions of Policies DM23 and DM24 which were not previously contained within the Draft Plan at the time the policies above were assessed.

The assessments below have largely maintained the same groupings of sites as previously used, to enable comparisons to be made in the changes affected by the Publication Plan. In a small number of cases amendments have been made to the groupings to remove sites which no longer feature in the plan or to reflect changes in policy references. The commentaries to the assessments below explain where these changes to the plan have occurred, whilst also listing the likely significant effects which could be associated with the allocation of these sites.

Havant and Bedhampton Assessments

Policy BD9 and BD10 Harts Farm Way North
Policy BD11 Brockhampton West

Policies BD9 BD10 BD11	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	0	0	+	--	+/-	+/-	-	-	0	+	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Potential ground quality and groundwater issues (BD9, BD10, BD10) and stability issues (BD11) • Potential impact on loss of Grade 1 agricultural land (BD9 and BD10) • Overlays the Lewes and Seaford Chalk, designated as a Principal Aquifer (BD11) • A spring fed pond in the north-east corner of the site lies within Flood Zone 3 (BD9, BD10) • Harts Farm Way Stream crosses the site in an open channel (BD9, BD10) • Gas Pipeline Consultation Zone (BD9, BD10) • Part of site uncertain for Brent Geese and/or waders (BD9, BD10) • Part of site important for Brent Geese and part uncertain for waders (BD11) • Located in close proximity to the A3(M) Junction 5 and could have an impact on the Strategic Road Network (BD9, BD10, BD11) • Loss of semi-natural greenspace (BD11) • Contaminated land and landfill gas as a result of historic landfill at Harts Farm Way (BD11) • Elevated position in western part of site visible from Langstone Harbour and potential conflict with Langstone Harbour Management Plan (BD11) 														

Supporting Commentary

Policies BD9, BD10 and BD11 perform well against the 14 SA objectives.

Improvements have been recorded in respect of Objectives 8 and 9 while the other objectives have remained unaffected, with the exception of SA Objective 6, following the changes made to the policy itself or to other policies since the Draft Plan (and the previous SA).

Whilst the assessment of Objective 5 resulted in no change to the scoring, it was considered that the policy could be enhanced to improve performance. This could be achieved by ensuring that the Development Requirements for these policies include the requirements for a Flood Risk Assessment and appropriate flood risk mitigation measures. To the same effect, performance against Objective 6 could also be improved by ensuring that any planning application assesses the potential for unidentified archaeological findings at the sites.

Further possible enhancements to the policy were noted during the assessment at publication Plan stage, of Objectives 7 and 8. While the scoring of Objective 7 concluded that the allocations presented uncertain effects due to the uncertainty associated with scale and layout of buildings providing the allocated floorspace, the Development Requirement to carefully design the layout and screen buildings was considered a positive addition. It was however felt that this could be further supplemented by a requirement in respect of BD11 for a Landscape Assessment to accompany any planning application.

Slight improvement was recorded against Objective 8 from a likely strong adverse effect to likely adverse effects following the inclusion of specific Development Requirements within the policies for bird surveys (as also required under Policy DM23). Given the scale of the development however it was considered that further protection to adjacent nature designations should be sought. The policy in part can be enhanced by the requirement for Ecological Assessments. However, the scale of development (possibly creating up to 1000 jobs) and the proximity to the coast also present potential adverse effects on biodiversity.

While Policy DM24 is a positive policy, it is based on the Solent and Disturbance Mitigation Project (SDMP) which has collated evidence solely in relation to the recreational impacts associated with residential development. The focus of the SDMP's mitigation measures relate to the need to educate those participating in recreational activity on the coast and in wardening those areas. A further Development Requirement for any planning application to be supported by details of educational information, to be displayed at the sites or supplied in posters/handouts to new staff would provide a useful form of mitigation. It is envisaged that this measure could be simply but effectively implemented through working with a nature body.

Improvement was also recorded against Objective 9 from a likely strong adverse effect to likely adverse effects. This was considered to be a fairer analysis of the policy which covers three key areas relating to impact on minerals, loss of agricultural land and efficient use of land. The allocations combined were considered to present neutral effects in relation to mineral safeguarding and positive impacts in respect of the efficient use of land.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

It is considered that the policies could be strengthened further by improving the consistency within the Publication Plan by:

- Including Development Requirements for Flood Risk Assessments and for the implementation of SUDS or other appropriate mitigation measures as agreed by the Environment Agency
- Including Development Requirements for Heritage Statements and a Landscape Assessment (BD11 only); and also
- Including Development Requirements for the planning application to be supported by Ecological Assessments and the details of educational information to be displayed at the sites or supplied in posters/handouts to new staff.

There are no outstanding recommendations for these sites.

Policy BD14 Solent Road North
Policy BD16 Solent Road South
Policy BD19 Kingscroft Farm

These three sites were originally assessed as a group. However, following changes to BD19 shown in the 2nd Draft Publication Plan (October 2013), the assessments differ significantly and as such, the assessment carried out at the 2nd Draft stage for BD19 is recorded below separately as an update.

Policies BD14 BD16 BD19	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	0	0	+	-	-	+/-	+/-	-	0	+	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Sites 'uncertain' for waders (BD14, BD19) • Much of the site is located in Flood Zones 2 and 3 (BD14) and partly in Flood Zone 2 (BD16) (previous SA records part of BD19 in Flood Zone 2 as well) • Air quality issues (associated with the additional traffic movements from the development through Havant Town Centre) (BD16) • Loss of Grade 1 agricultural land (BD19) • Potential ground quality issues (BD16, BD19) • Site overlays the Lewes and Seaford Chalk, which is designated as a Principal Aquifer and also lies within the Source Protection Zone 1 for the Bedhampton and Havant Springs (BD19) • Public right of way runs diagonally through the site (BD19) 														

Supporting Commentary

This policy grouping performs fairly positively against the SA objectives.

A slight improvement was noted in respect of Objective 5 by virtue of the new flood risk related Development Requirements which have been included in respect of Policies BD14 and BD16. The previous SA however also noted current and future flood risk associated with BD19 and in this respect it was noted that the Development Requirements do not provide reference to the need for a Flood Risk Assessment at the site. The provision of this within the policy would be likely to result in further improvement in SA terms.

Performance in respect of Objective 6 has continued to present likely adverse effects. Unlike other 'allocating' policies within the Publication Plan, the specific Development Requirements for Heritage Statements has not been included.

The reassessment at Publication Plan stage recorded a change in respect of Objective 9, from a likely strong adverse impact to a likely adverse impact which was considered to be a fairer reflection of the key areas assessed under the objective and the combined performance of the three sites. The continued likely significant effects relate to the loss of agricultural land associated with the allocation of BD19 which can only be satisfactorily mitigated by avoidance.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

The policies could be strengthened further by:

- Including a Development Requirement for a Flood Risk Assessment as part of Policy BD19, in addition to any likely suitable mitigation measures
- Including a Development Requirement for Heritage Statements in respect of all three policies

There are no outstanding recommendations for these sites.

Policy BD19 Kingscroft Farm

Policies BD14 BD16 BD19	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	0	0	-	-	-	-	-	-	0	+	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Sites 'uncertain' for waders (BD14, BD19) • Much of the site is located in Flood Zones 2 and 3 (BD14) and partly in Flood Zone 2 (BD16) (previous SA records part of BD19 in Flood Zone 2 as well) • Air quality issues (associated with the additional traffic movements from the development through Havant Town Centre) (BD16) • Loss of Grade 1 agricultural land (BD19) • Potential ground quality issues (BD16, BD19) • Site overlays the Lewes and Seaford Chalk, which is designated as a Principal Aquifer and also lies within the Source Protection Zone 1 for the Bedhampton and Havant Springs (BD19) • Public right of way runs diagonally through the site (BD19) 														

Reason for assessment of 2nd Draft Publication Plan

Policy BD19 has been re-assessed against the SA objectives as the site has almost doubled in size to 12,000 sqm in the 2nd Draft Publication Plan. This increase in size has been put forward by the landowner.

Supporting Commentary

The increase in proposed floorspace will have a positive effect on SA Objective 1 (economy) but as the assessment was already strongly positive, this cannot be increased. The increase in site area will result in the loss of additional greenfield land and as such, will have a negative effect on Objectives 7 and 8 which seek to protect the appearance of the landscape and biodiversity and geodiversity.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

The previous SA included a development requirement for a Flood Risk Assessment and Heritage Statement as part of Policy BD19, in addition to any likely suitable mitigation measures. The requirement for a Heritage Statement has been added. The recommendation for an FRA has been partially followed. The EA were consulted and has not requested this detail to be included as a Developer Requirement, possibly because much of this is covered by the NPPF. The council do not want to place an undue burden on developments coming forward. Therefore, a Developer Requirement has been included that states that this may be required.

This allocation is likely to have a negative effect on the SA objectives which seek to protect the environment and conserve natural resources. However, it is only Objectives 7 and 8 which have worsened since the previous assessment. In respect of Objective 7 (landscaping), a development requirement for a comprehensive landscaping plan and/or landscape assessment to accompany the planning application should help mitigate against the visual impact of the development. This will also help mitigate against the impact on biodiversity and geodiversity as over time, the landscaping will mature and new habitats will be created. A recommendation for a landscape plan/assessment should be carried forward.

There are no outstanding recommendations for this site.

Policy BD8 Bosmere Field

Policy BD8	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	0	0	+	-	+/-	-	+/-	0	0	+	+/-	+	+
Likely significant effects: <ul style="list-style-type: none"> • Site adjacent to an area of land in Flood Zone 3 • Potential impact on the Strategic Road Network due to proximity to A27/A3023 junction • Loss of existing (inaccessible) open space • Site 'uncertain' for Brent Geese and/or waders 														

Supporting Commentary

The SA Report of the Draft Plan assessed Policy BD8 in a single assessment along with Policy BD15. On the basis that Policy BD15 has been deleted from the Plan, Policy BD8 (the larger of the two sites) has been re-assessed in isolation. It is also important to note that while Policy BD8 remains part of the Allocations Plan, planning permission was granted on 14/06/2013 for a budget hotel and family restaurant.

Generally Policy BD8 performs fairly well against the 14 SA objectives. While a brief reassessment has been undertaken there have been no significant changes to the policy, nor within the evidence base, which would have altered the previous SA performance of this site. A slight improvement was noted in respect of Objective 5 due to the lower impacts associated with flooding at BD8, than those presented by BD15 which previously influenced the scoring.

Performance in respect of Objective 6 also increased slightly from a likely adverse impact to uncertain effects. This was considered to be a fairer reflection of the unknown potential for previously unidentified archaeological features being present at the site.

Despite the fact that planning permission has been granted at the site, there is the potential that the proposal may never be fully implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy BD8 (and other policies).

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

As the policy remains in existence despite the grant of planning permission it should be strengthened further by:

- Treating the policy consistently with the other policies in the Publication Plan by outlining what the site specific Development Requirements are. These should include the requirement for a Heritage Statement to support the uncertain effects noted in respect of Objective 6.

There are no outstanding recommendations for this site.

Policy H14 Portsmouth Water Company Headquarters
 Policy H18 Portsmouth Water Land
 Policy H19 Land at Palk Road

Policies H14 H18 H19	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+	+	+	+/-	+	+/-	--	0	++	+/-	+	++
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Site 'uncertain' for Brent Geese and/or waders (H14, part of H18, part of H19) • Listed building and Buildings of Interest in locality (H14, H18, H19) • Potential impact on Brockhampton Conservation Area (H14, H18) • Development within an archaeological area (H14, H18, H19) • Impact to trees under TPOs (H14, H18) • Development within Mineral Safeguarding Area (H18) • Localised flooding issues attributed to natural springs (H14) • Contaminated issues associated with previous use (H14, H18, H19) • Sensitive groundwater location (H14, H18, H19) • Noise and vibration associated with proximity of railway line (H19) 														

Supporting Commentary

This policy grouping performs fairly positively against the SA objectives. It is important to note that while Policy H18 remains part of the Allocations Plan, a resolution to grant planning permission was issued on 20/06/2013 for 79 dwellings on the site.

Improvements in SA performance can be noted in respect of Objectives 2, 3, 5, 6, 7, 11 and 14. Performance against Objective 2 has increased due to the significant increase in the number of dwellings allocated under Policy H14. This would also have a positive impact on Objective 13 due to the associated increase which would occur in the number of affordable dwellings the site would be required to deliver, although the overall scoring was not affected.

While neither the evidence base nor the Publication Plan were significantly changed in a manner which would affect the performance of the allocations against Objective 3, the reassessment considered that the policies would be likely to present positive effects. These likely effects

relate to the good provision of leisure and recreational facilities available within the locality for future residents, the fact that the site would not result in the loss of any such facilities and the improvement to public safety and wellbeing that Policies H14 and H19 would present. With regard to H14, the re-development of the site to housing would provide increased accessibility in this location and daily surveillance/footfall. Meanwhile, it is considered the re-development of H19 from pipe storage to housing would positively impact on the residential amenity of neighbouring properties in this location, thus improving community wellbeing and potentially safety.

The reassessment of Objective 5 at Publication Plan stage also recorded an improvement in performance from uncertain effects to likely positive effects. The reassessment considered this to be a fairer reflection of the fact that none of the allocated sites were noted in the previous SA to be at risk of fluvial flooding. While part of H14 is affected by the presence of natural springs immediately to the southern boundary of the site, the Development Requirements regarding a Flood Risk Assessment to assess this risk and the need for mitigation, have helped improve the score on this site.

Objective 6 has also slightly improved through the reassessment to an uncertain rather than likely adverse effect. This change reflects the specific Development Requirements for Heritage Statements to be provided in support of any planning applications at H14 or H19 and for H18. A further improvement against this objective could be achieved by expanding this Development Requirement to include specific reference to the listed buildings and building of Local Interest within the locality.

Improvements against Objective 7 were considered to reflect the likely positive effects that the re-development of H14 (a large dated office complex) and H19 (a derelict site historically used for open storage) could have on the appearance of the townscape. Further, it was considered that there is significant opportunity to improve and strengthen local distinctiveness and sense of place particularly with regards to H14.

Uncertainty in respect of the current use of the site by Brent Geese and/or waders (affecting Objective 8) is still considered to be a relevant scoring due to insufficiencies in available survey data. While it is positive that a reference to mitigation has been referred to within the Development Requirements, the performance against Objective 8 is still uncertain. This finding is consistent with a number of other sites.

Performance in respect of Objective 9 remained the same, however it was noted that this was particularly influenced within the previous SA report by H18 which now has planning permission. As the policy remains part of the plan, the performance has not been changed. It should however be noted that if assessing H14 and H19 alone, the objective would be likely to score a neutral effect as opposed to likely strong negative effect.

Finally, the reassessment also recorded increased performance in respect of Objectives 11 and 14. While neither the evidence base nor the Publication Plan have been significantly changed in a manner which would affect the performance of the allocations against these objectives, the reassessment considered that the highly sustainable locations of the allocations presented likely strong positive impacts.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

Policy H14

The policy could be strengthened further by:

- Requiring the preparation of a Development Brief in respect of Policy H14 which draws together the constraints of the site with the ability of the site to positively influence the conservation area through maximising the opportunities present by its setting (TPOs and adjacent natural springs)

Policy H18

Despite the fact that planning permission at the site has been granted for 79 dwellings, there is the potential that the proposal may never be implemented. In the event that planning permission expired or further planning applications were brought forward, any new planning application would need to be assessed in respect of Policy H18 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by:

- Treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements.

There are no outstanding recommendations for these sites.

Policy UE5 Land at Portsdown Hill
Policy UE30 Land south of Lower Road, Bedhampton

These two sites were originally assessed as a group. However, following the deletion of UE30 from the 2nd Draft Publication Plan, the assessments differ significantly and as such, the assessment carried out at the 2nd Draft stage for UE30 is recorded below separately as an update.

Policy UE5 UE30 (see below for UE30 update)	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	+/-	+	+/-	+/-	+/-	+/-	-	0	+	+/-	+	+

Likely significant effects:

- Site within an Aquifer Protection Zone (UE30 and UE5, eastern part of site)
- Noise due to relationship with A27, A3M and railway (UE5)
- Relationship with AONB (UE30)
- Adjacent to and access through a conservation area (UE30)
- Adjacent to an archaeological area (UE30)
- Gas pipeline adjacent to proposed site (UE5)
- Adjacent listed building (UE5)
- Sensitive groundwater location - site overlays the Lewes and Newhaven Chalk (Principal Aquifer) (UE5)
- Uncertain for Brent Geese and/or waders (UE5, UE30)

Supporting Commentary

This policy grouping performs fairly positively against the SA objective. It is important to note that this grouping was amended within the SA, from the Draft Plan to the Publication Plan. As planning permission was granted for residential development at Scratchface Lane, Bedhampton prior to 1st April 2013, Policy UE7 does not therefore feature as an allocation and as such, no longer forms part of this SA grouping.

Objective 6 has slightly improved through the reassessment at Publication Plan stage to an uncertain rather than likely adverse effect. This change reflects the new site specific Development Requirements for Heritage Statements to be provided in support of any planning applications at UE5 and UE30.

Slight improvement was noted in respect of the assessment of the sites against Objective 7, through the inclusion of Development Requirements relating to the retention of existing trees and additional landscape buffers. However, it was also considered that both policies could be enhanced further through the inclusion of Development Requirements for landscape assessments, given the sensitive nature of these sites in landscape terms (particularly UE5). This requirement was considered important, in order to ensure that suitable levels of mitigation can be achieved once matters, such as the scale and layout of buildings on the two sites are known. While the requirements for boundary buffers may be obvious requirements at the outset in landscape terms, it is possible that landscape assessments following the initial design stage may identify further likely significant effects.

Performance against Objective 8 continued to result in uncertain effects on biodiversity. While some improvement can be attributed to the Development Requirements to mitigate against any impacts on Brent Geese and/or waders, the policy could be further enhanced to require ecological assessments. This requirement seems logical, in respect of other protected species, for which these undeveloped sites could provide habitats with regards to the presence of grassland, hedgerows or trees.

Performance in respect of Objective 9 was re-assessed and is considered to more suitably reflect the positive effects which the inclusion of UE5 brings to this grouping.

However, when considering UE30 in isolation, a likely strong adverse impact would be a more appropriate scoring in light of the loss of Grade 1 agricultural land associated with this site. While there are other allocating policies within the plan which involve the loss of Grade 1 agricultural land, the efficient use of land associated with the new use has also been considered. In the case of UE30, the site is only proposed to deliver 15 units. As such, it may be appropriate to consider whether the 15 units could be re-provided elsewhere by increasing figures on other sites, or whether the re-development of UE30 presents any over-riding positive impacts to offset the likely strong adverse effect in respect of Objective 9.

Additionally, in terms of consistency (UE30), it was noted that there was no Development Requirement to consult with HCC alongside any planning application in relation to minerals and the need to establish whether prior extraction may be required and to what extent the development of the allocated site may effect the wider site to the immediate south/south-west.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

Policies UE5 and UE30

The policies could be strengthened further by:

- The inclusion of landscape and ecological assessments as Development Requirements (Objectives 7 and 8)

Policy UE30 (only)

The loss of Grade 1 agricultural land associated with this site (which currently forms part of a larger field), should be re-considered in combination with the likely yield which would be appropriate in this location. It is recommended that further consideration is given to the ability to provide this housing elsewhere by increasing yields on other sites and therefore that the site is not taken forward as an allocation.

There are no outstanding recommendations for these sites.

Policy UE30 Land south of Lower Road, Bedhampton

A new assessment was carried out as a result of the deletion of the site from the 2nd Draft Publication Plan. The site was deleted as a result of recommendations made in the previous SA.

Policy UE30	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	-	+/-	+	+	+/-	+	+	+	0	0	+	0	0
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Site within an Aquifer Protection Zone • Relationship with AONB • Adjacent to and access through a conservation area • Adjacent to an archaeological area • Uncertain for Brent Geese and/or waders 														

Reason for assessment of 2nd Draft Publication Plan

Policy UE30 has been re-assessed against the SA objectives as the site was removed from the 2nd Draft Publication Plan, in accordance with SA recommendations.

Supporting Commentary

The assessments for 9 objectives have changed as a result of site UE30 being discounted from the allocations plan. It has had a negative effect on Objective 2 as the site will no longer help provide housing. Although fifteen dwellings have been lost as a result of this decision, the plan as a whole allocates sufficient sites to meet it's requirements so the effect on the overall plan is neutral.

The removal of allocation UE30 has had an overwhelmingly positive effect on those objectives which seek to protect the environment as this open, greenfield site will no longer be developed. While the previous assessment showed that this is a relatively sustainable location in terms of access to public transport, facilities and services, the re-assessment at Publication Plan stage shows the site to have a neutral effect on these objectives as there will no longer be any housing in this location.

In general, the removal of the site from the Allocations Plan has had a positive effect in terms of meeting the SA objectives.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

The previous SA recommended the deletion of this allocation because of the loss of Grade 1 agricultural land and because the SA showed that the benefits of developing Lower Road for only 15 units were considerably outweighed by the potential negative effects. The site has been deleted in accordance with this recommendation.

There are no outstanding recommendations for this site.

Policy H80 Havant Retail Park, Bedhampton (Housing)

Policy H80	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	-	++	+/-	+	+	+/-	+	0	+	0	+	+/-	+	+/-
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Sources of pollution associated with proximity to A3(M) • Loss of bowling alley • Sensitivities in groundwater location • Potential impact on previously unidentified archaeological features • Potential for ground quality issues 														

Supporting Commentary

Since the SA assessment to support the Local Plan (Allocations): Publication Version, planning permission has been granted for 86 dwellings at Havant Retail Park. The previous assessment was carried out on the basis of a mixed use allocation for housing (33 dwellings) and leisure at Policy HB3 (H80). The planning permission means that the leisure use is no longer a part of the scheme, impacting on the assessments in respect of Objectives 1 (economy), 2 (housing), 3 (health, safety and wellbeing), 9 (natural resources) and 14 (access to services and facilities).

Performance in respect of SA Objective 1 has decreased as a result of the permission, now based solely on housing. However, this is offset by the increase in housing numbers on the site, increasing the performance in respect of Objective 2. It is considered that there is a slight decrease

in respect of Objectives 3 and 14, as the leisure component would have had a positive effect on health, wellbeing and in respect of access to services and facilities. However, the provision of housing has a positive effect on quality of life and provides housing close to existing services and facilities, so overall there is mixed performance in respect of Objectives 3 and 14. There has been an increase in performance in respect of SA Objective 9 as permission has been granted for a high density scheme on previously developed land, which will help protect and conserve natural resources.

Overall, there have been some positive and some negative effects as a result of the planning permission. However, the decision made by the planning committee in respect of H80 concludes that any likely significant effects have been addressed by the application and that the proposal is considered sustainable development. There are no outstanding recommendations for this site.

Policy H144 Barncroft School

Policy H144	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	+	+	+	+/-	0	0	0	0	+	+/-	+	+
Likely significant effects:														
<ul style="list-style-type: none"> Mature trees on boundaries of site 														

Supporting Commentary

Generally Policy H144 performs well against the 14 objectives. While a brief reassessment has been undertaken, there have been no significant changes to the policy nor within the evidence base which would have altered the earlier SA performance of this site.

It is important to note that whilst Policy H144 remains part of the Allocations Plan, planning permission was granted on 26/06/2013 for 38 dwellings on the site. This amount of housing was consistent with the Allocations Plan and there is an understanding that the Development Requirements which would have been provided under the policy have been addressed as part of the application process.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

Despite the fact that planning permission at the site has been granted for 38 dwellings, there is the potential that the proposal may never be implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy H144 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by:

- Treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements.

Policy H07 Wessex and Network Rail, New Lane
 Policy H10/BD30 Market Parade
 Policy H22 East Street
 Policy H69 Former Oak Park School

Policies H07 H10/BD30 H22 H69	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	++	+	+	+/-	+/-	+/-	+/-	+	0	+	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Potential ground quality issues associated with previous and/or current use of site (H07, H22) • Amenity issues associated with the proximity of the site to the railway, noise and vibration (H07) • Adjacent to listed features (H07, H22) • Part of the site is in Flood Zone 3 (H10/BD30) • Part of the site is within St Faith's Conservation Area (H10/BD30, H22) • Many commercial units remain in active use with residential properties above in use (H10/BD30) • Archaeological Zone (H22) • Potential amenity issues for residents associated with noise from East Street (H22) • Existing community facilities (H22) • TPOs on site (H69) • Flood Zones 2 and 3 on the eastern boundary (H69) 														

Supporting Commentary

This policy grouping performs fairly positively against the SA objectives.

Performance in respect of Objective 2 increased to a likely strong positive effect. While the amount of housing allocated under H22 decreased from 76 dwellings in the Draft Plan to 40 dwellings in the Publication Plan, other sites increased the provision of dwellings. For example, H69 increased from 65 dwellings to 90 dwellings and H10/BD30 increased from 175 dwellings at the time of the previous SA to 225 dwellings.

In turn, the above changes also had positive impacts on Objective 3 which has been re-assessed as presenting likely positive effects. Firstly, the locations of the sites are considered to be within close proximity to leisure and health services, whilst the allocation of H69 would look to

supplement these with an additional community health provision. Secondly, it is considered that the additional dwelling numbers provided within these allocations will have positive impacts on community safety and wellbeing, by increasing the amount of footfall and surveillance within the town centre areas outside of the general business hours.

Performance in respect of Objective 5 was also amended from a likely adverse effect to uncertain effects, which was considered to be a more appropriate scoring. The Draft Plan SA noted that none of the sites within the grouping are at risk of flooding or fall within Aquifer Protection Zones. Following amendments to the boundaries of H10/BD30, part of the site area allocated within the Publication Plan does fall within Flood Zone 3. Given the nature of the site within the town centre area which requires active ground floor frontages, with residential development being constrained to the upper floors, this in itself acts as suitable mitigation. Further, a Development Requirement for a Flood Risk Assessment has been included within the policy which will ensure that access points will ensure safe access to and from the residential provision in the event of flooding. Uncertainty nevertheless exists in relation to the findings of that assessment and in terms of the long term flood risk which also places part of H22 within Flood Zone 3 by 2115.

Performance in respect of Objective 6 also increased slightly from a likely adverse impact to uncertain effects, following the inclusion of Development Requirements for all the allocations which require the need for Heritage Statements in support of any planning applications at the sites.

The reassessment of Objective 8 considered that the town centre sites were more likely to present neutral effects than uncertain ones. The detailed matrices within the previous SA seemed to assess Policy H06 under this objective, which does not form part of this SA grouping. Given the nature of the sites within this grouping, it was not considered that there were any likely adverse effects on biodiversity associated with their redevelopment. Whilst the amount of housing proposed by the grouping would present likely significant effects in terms of increased recreational disturbance on the coast (as evidenced by the Solent Disturbance and Mitigation Project endorsed by Natural England), the inclusion of Policy DM24 with the Publication Plan would provide suitable mitigation to offset the likely significant effects. This matter is covered in more detail under the appraisal of that particular policy.

Improvement was also noted in relation to the performance of the policies with regards to Objective 9, with the SA scoring changing from neutral effects to likely positive effects. This change was considered appropriate, as by efficiently utilising previously developed sites within the town centre, the use of edge of town sites, which often includes agricultural land and mineral safeguarding areas, can be minimised and as such, conserved.

There are no outstanding recommendations for these sites.

Policy H06 Warblington School Field (off New Lane)
 Policy H72 Town End House (Mixed Use)
 Policy H79 Job Centre Plus Site, Elmleigh Road

Policies H06 H72 H79	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	-	+	+	+	+/-	-	+/-	+/-	+	0	+	+/-	+	+
Likely significant effects: <ul style="list-style-type: none"> • In St Faith's Conservation Area (H72) • Archaeological area (H72) • Retention of, and no negative impact on, disused railway (protected as open space) (H72) • Sensitive groundwater location - overlays Principle Aquifer and within Source Protection Zone 1 for Bedhampton and Havant Springs (H72) • Job Centre Plus will need to be relocated prior to disposal of the site (H79) • HCC may need to be relocated prior to disposal of the site (H72) 														

Supporting Commentary

This policy grouping performs fairly positively against the SA objectives. It is important to note the changes which have occurred within this grouping between the Draft Plan and the Publication Plan. Firstly, H76 (Havant College, New Road) does not feature within the Publication Plan on the basis that it has been confirmed by Havant College that the site is no longer available. As such, the site has not been considered as part of the assessment. Secondly, it is also important to note that whilst Policy H06 remains part of the Allocations Plan, planning permission was issued on 16/05/2013 for 78 dwellings on the site.

A reduction in SA performance was noted in respect of Objective 1, which can be attributed to both H72 and H79 due to the loss of employment associated with these occupied offices. By means of background, it is understood that there is an intention for the existing employment provision at these sites to be provided within the Public Service Plaza site. Additionally, the loss of the employment sites would need to be justified as part of any planning application in conjunction with Policy DM3. Performance in respect of this objective could however be improved slightly by providing additional Development Requirements for each of the sites to encourage the re-provision of these jobs within the Borough. Further improvement is also likely to occur once the use (and likely scale) of development (in addition to the housing element) is included within Policy H72, which at the stage the SA was undertaken was still to be determined.

While neither the evidence base nor the Publication Plan have been significantly changed in a manner which would affect the performance of the allocations against Objective 3, the reassessment considered that the policies would be likely to present positive effects. These likely effects relate to the good provision of leisure and recreational facilities available within the locality for future residents, the fact that the site would not result in the loss of any such facilities and the improvement to public safety and wellbeing (associated with natural surveillance) that policies H72 and H79 present.

Objective 6 has continued to present likely adverse impacts (at Publication Plan stage) in respect of the potential for previously unidentified archaeological features at H72. Improvement could be made in respect of this policy by including a further site specific Development Requirement for a Heritage Statements to be provided in support of any planning applications at H72.

Objective 8 continued to present uncertain effects at Publication Plan stage. These predominately relate to Policy H06 which is the most affected of the sites in this grouping in biodiversity terms. Further improvement to the plan could be achieved by ensuring that necessary Development Requirements are included for the site in the event that the current planning permission is not implemented.

Performance in respect of Objective 9 was re-assessed to present likely positive impacts by alleviating the need elsewhere for the loss of agricultural land and development within mineral safeguarding areas.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

Policies H72 and H79

It was considered that the policies could be strengthened further by:

- Providing additional Development Requirements for each of the sites to encourage the re-provision of existing jobs within the Borough
- Including a further site specific Development Requirement for a Heritage Statement to be provided in support of any planning applications at H72

Policy H06

Despite the fact that planning permission at the site has been granted for 78 dwellings, there is the potential that the proposal may never be implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy H06 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by:

- Treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements, including those in respect of biodiversity issues.

There are no outstanding recommendations for these sites.

Policy UE3a Land north of Bartons Road
 Policy UE3b Land south of Bartons Road
 Policy UE4 Strides (Manor) Farm and Copseys Nursery
 Policy UE33 Eastleigh House, Bartons Road
 Policy UE43 Havant Garden Centre, Bartons Road

Policies UE3a UE3b UE4 UE33 UE43	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+/-	+	+	+/-	+	+/-	+/-	+/-	--	0	+	+/-	+	+
Likely significant effects: <ul style="list-style-type: none"> • Loss of agricultural land (UE4) • Development within a Mineral Safeguarding Area (UE3b, UE4, UE33) • Site adjacent to a tributary of the Ems (UE4) • Potential impact on previously unidentified archaeological features (UE4) • Part of site 'uncertain' for Brent Geese and waders (UE4) • Potential impact to a listed building (UE3b, UE33) • Presence of TPOs (UE3a, UE3b, UE4. UE33) • Proximity to railway line and potential for sources of pollution (UE3a) 														

Supporting Commentary

This policy grouping performs fairly positively against the SA objectives. It is important to note that while Policy UE4 remains part of the Allocations Plan, planning permission was issued on 14/06/2013 for 191 dwellings on the site. Additionally, it is also important to note the new reference to Policy UE43 (Havant Garden Centre) within the grouping. The garden centre had previously been assessed within the grouping, as it previously formed part of Policy UE3b.

Uncertainty remained at Publication Plan stage in respect of Objective 1 due to the loss of an existing business, associated with Policy UE43. Whilst the re-use of the brownfield site is positive against Objective 2, unless the business re-locates to an alternative site within the Borough, an adverse effect would occur in respect of Objective 1. If there is potential for this and alternative sites suitable for garden centre use are available, it may be beneficial for the Development Requirements to include an encouragement for the re-provision of the garden centre on alternative premises within the Borough. This could help mitigate against the loss of jobs associated with the re-development of the site.

A positive impact has also been recorded for Objective 3 due to the Development Requirements of UE3b (and UE43) which require improvements in respect of pedestrian safety in this location, which positively influences community safety and wellbeing.

Objective 6 has also slightly improved through the reassessment to an uncertain rather than likely adverse effect. This change reflects the specific Development Requirements for Heritage Statements to be provided in support of any planning applications for the sites. Additionally, the requirements for the design and layout of Sites UE3b, UE43 and UE33 to respect the context and setting of the Grade II Listed feature of Eastleigh House were also considered to reduce the likelihood of an adverse effect. Objective 7 has also been revised in the same respect, reflecting the Development Requirements which require the retention of trees (UE33, UE43, UE3a and UE3b) and in the case of UE3b the implementation of a strong landscape buffer.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

Policy UE3a

The policy could be strengthened further by:

- Including a reference within the Development Requirements for the design and layout to aim to retain and protect TPO trees

Policy UE43

The policy could be strengthened further by:

- Including a reference within the Development Requirements which encourages the re-provision of the garden centre business at an alternative site within the Borough

Policy UE4

Despite the fact that planning permission at the site has been granted for 191 dwellings, and at the time of writing this report, work had commenced, there is the potential that the proposal may never be fully implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy UE4 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by:

- Treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements

There are no outstanding recommendations for these sites.

Hayling Island

Hayling Island Allocations Policies

Table 3: Overview assessment matrix for the Hayling Island Allocation Policies

Hayling Island Allocation Policies	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
HY13	0	+	+	+/-	+	+/-	0	+/-	+/-	0	+/-	+/-	+	+
HY45	++	++	+	+/-	+	+/-	+	+/-	+/-	0	+/-	+/-	+	+/-
UE21/BD73	++	++	+	+/-	+	+/-	-	+/-	-	0	+/-	+/-	+	+
UE35	0	-	0	+	+	+	+	+	+	0	0	+	0	0
UE16	0	++	+	+/-	-	-	-	-	-	0	-	-	+	+

Overview

The table above outlines the appraisal findings in respect of the four allocation policies within Hayling Island. While a range of effects in respect of sustainability performance still exist across the identified sites, improvements have been noted since the SA of the Draft Plan. Much of this improvement can be attributed to the site specific Development Requirements which have since been included within the plan which provide mitigation in respect of adverse effects. It also relates to the inclusions of Policies DM23 and DM24, which were not previously contained within the Draft Plan at the time the policies above were assessed.

The assessments below provide an accompanying commentary to the above scorings, while also listing the likely significant effects which could be associated with the allocations of these sites.

Update (August 2013)

This chapter of the SA Report was based upon the July 2013 version of the Publication Plan. Following this, modifications were made to the Publication Plan resulting in the August 2013 version, which was again subject to SA. In the case of Hayling Island, substantial changes were made to the plan and it is therefore essential that this section is not read in isolation.

The changes to the plan relate to former promotion UE16 (Land at Goldring Close, Hayling Island), which had previously been discounted by the council and as such did not feature as a preferred allocation within the Draft Plan. Despite the council refusing the planning application, planning permission was granted for the development of the site via appeal between the two stages of drafting the SA Report (planning reference number APP/12/00966).

Hayling Island Assessments

Policy HY13 Rear of 108-110 Elm Grove

Policy HY13	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	+	+/-	+	+/-	0	+/-	+/-	0	+/-	+/-	+	+
Likely significant effects: <ul style="list-style-type: none"> • Potential for ground quality issues • Potential impact on previously unidentified archaeological features 														

Supporting Commentary

Policy HY13 performs well against the 14 SA objectives. The reassessment of the policy at Publication Plan stage identified only a slight improvement in respect of Objective 6 while the other objectives have remained unaffected following the changes made to the policy since the Draft Plan (and the previous SA).

Performance in respect of Objective 6 increased slightly from a likely adverse impact to uncertain effects. This was considered to be a fairer reflection of the potential for previously unidentified archaeological features at the site, given its size and the potential for previous site disturbance. The Development Requirement for a Heritage Statement in support of any planning application was also noted as a positive addition to the policy.

There are no outstanding recommendations for this site.

Policy HY45 Beachlands (Mixed Use)

Policy HY45	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	++	+	+/-	+	+/-	+	+/-	+/-	0	+/-	+/-	+	+/-
Likely significant effects: <ul style="list-style-type: none"> • Proximity to nature designations • Within future Flood Zones 2 and 3 • Potential for ground quality issues 														

Reason for assessment of 2nd Draft Publication Plan

This allocation was re-assessed as the description of the development has changed between the 1st and 2nd Draft versions of the Publication Plan. At the land owners request, tourism has been added to the proposed uses for the site. The number of dwellings on the site has not changed.

Supporting Commentary

The addition of tourism as a proposed use has only had an impact on SA Objective 1, which promotes the development of a dynamic, diverse and knowledge based economy. The inclusion of tourism has had a likely strong positive effect on this objective.

There are no outstanding recommendations for this site.

Policy UE21/BD73 Station Road (Mixed Use)

Policy UE21/BD73	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	++	+	+/-	+	+/-	-	+/-	-	0	+/-	+/-	+	+
Likely significant effects: <ul style="list-style-type: none"> • Uncertain for Brent Geese and waders • Proximity of site to nature designations • Potential noise impacts from neighbouring employment area • Potential ground quality issues 														

Supporting Commentary

For the purpose of this iteration of the SA, sites UE21 and BD73 have been combined within a single assessment. This change accords with the Publication Plan, which provides a single mixed use policy for this site. Improvements against a number of the objectives have been recorded, in some cases as a result of merging the assessments into a single assessment of the overall mixed use allocation. Other objectives have remained unaffected from the previous scorings.

Policy UE21/BD73 performs well against the 14 SA objectives, particularly in respect of Objectives 1 and 2 in light of the housing and employment provisions of the allocation.

Performance in respect of Objective 6 increased slightly from a likely adverse impact to uncertain effects. This was considered to be a fairer reflection of the potential for previously unidentified archaeological features at the site, given its size and the potential for previous site disturbance. The Development Requirement for a Heritage Statement in support of any planning application was also noted as a positive addition to the policy.

Performance against Objective 7 was considered to be an area of the policy which could be strengthened through the Development Requirements. The detailed matrices from the SA of the Draft Plan noted a likely negative impact on the landscape associated with the expansion and visibility of the northern edge of South Hayling. The detailed matrices noted the importance of boundary treatment in this location to ensure the maintenance of the adjacent rural character.

Uncertainty in respect of the current use of the site by Brent Geese and/or waders (affecting Objective 8) was still considered to be a relevant scoring at Publication Plan stage due to insufficiencies in available survey data. While it is positive that a reference to mitigation has been referred to within the Development Requirements, the performance against Objective 8 is still uncertain. This finding is consistent with a number of other sites.

A slight improvement was also recorded against Objective 9, which both elements of the allocation had previously identified a likely strong adverse effect against. The latest iteration of the SA considered the three key areas of this objective; those being the impact on minerals, loss of agricultural land and the efficient use of land and adjusts the findings. Due to the loss of Grade 2 agricultural land, a likely positive impact inevitably cannot be achieved. Avoidance would therefore be the only opportunity to positively impact on this objective, however as with other areas of the Borough, the relatively scarce supply of sites means that this is not possible. The reduction in negative performance against this objective was however considered to fairly reflect the efficient dwelling yield/density for which the site is allocated, which the previous SA did not fairly reflect in the scorings. It was noted that should the efficient use of agricultural land not be achieved, this would result in a greater impact on other greenfield sites, given the lack of supply of brownfield opportunities.

The Development Requirement for a Transport Statement was considered to present a positive addition to the policy in respect of Objective 11. Despite this, the assessment continued to record uncertain effects. This related to the disconnect of Hayling Island from the mainland, which presents additional difficulties in the promotion of sustainable transport modes.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

It is considered that Policy UE21/BD73 could be strengthened by:

- Including reference within the Development Requirements to the need to produce a Landscape Assessment in respect of the visual impact on the agricultural area surrounding the site and to mitigate with sufficient boundary treatment to define the new urban edge

There are no outstanding recommendations for this site.

Policy UE35 North of Rook Farm

Policy UE35	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	-	0	+	+	+	+	+	+	0	0	+	0	0
Likely significant effects: <ul style="list-style-type: none"> • Loss of agricultural land (Grades 2) • Adjacent to Grade II Listed Rook Farmhouse and Farm Cottage • Site 'uncertain' for waders 														

Reason for assessment of 2nd Draft Publication Plan

Policy UE35 was re-assessed against the SA objectives as it has been removed from the 2nd Draft Publication Plan. This is as a result of site UE16 being allocated in the 2nd Draft. UE16 (Goldring Close) was allowed on appeal and allocates 129 new dwellings. UE35 allocated 119 dwellings. It is not considered necessary to allocate an over provision of homes on Hayling Island and therefore, an allocation needs to be removed to allow for development at UE16.

Supporting Commentary

The assessments for 11 Objectives have changed as a result of site UE35 being discounted from the Allocations Plan. It has had a negative effect on Objective 2 as the site will no longer help provide housing. Although 119 dwellings have been lost as a result of this, the plan now allocates 129 sites at UE16 to meet its requirements so the overall effect on the plan is neutral. The removal of allocation UE35 has had an overwhelmingly positive effect on those objectives which seek to protect the environment as this open, greenfield site will no longer be developed. While the previous assessment showed that this is a relatively sustainable location in terms of access to public transport, facilities and services, the re-assessment shows the site to have a neutral effect on these objectives as there will no longer be any housing in this location. Overall, the removal of the site from the allocations plan has had a positive effect in terms of meeting the SA objectives.

Recommendations

The following comment was made at Publication Plan stage:

- The recommendation for a landscape assessment in the previous SA no longer applies as the allocation has been deleted.

There are no outstanding recommendations for this site.

Policy UE16 Goldring Close

Policy UE16	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+	+/-	-	-	-	-	-	0	-	-	+	+
Likely significant effects: <ul style="list-style-type: none"> • Impact on the AONB • Site uncertain for Brent Geese and waders • Loss of agricultural land • Proximity of site to nature designations 														

Reason for assessment of 2nd Draft Publication Plan

This is the first time that Policy UE16 has been assessed against the SA objectives (2nd Draft Publication Plan) as it was introduced into the 2nd Draft after being allowed on appeal. The plan allocates 129 new dwellings at Goldring Close.

Supporting Commentary

UE16 is a greenfield site on the edge of the AONB and it is a uncertain site for Brent Geese and waders. The impact on the objectives concerned with protecting the environment is considerable given the site's close proximity to the Chichester Harbour AONB and its previously undeveloped nature.

However, the Inspector's decision notice concluded that the likely significant effects were addressed by the application and that the proposal is considered sustainable development.

Recommendations

The following comment was made at Publication Plan stage:

Although the SA shows that the site will have a considerable negative effect on the SA objectives which seek to protect the environment, the decision to allow the site for development has been determined at appeal and it is not within the council's remit to discount the site from the Allocations Plan.

There are no outstanding recommendations for this site.

Leigh Park

Leigh Park Allocations Policies

Table 4: Overview assessment matrix for the Leigh Park Allocation Policies

Leigh Park Allocation Policies	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
L21	0	+	-	+	+/-	+/-	0	+/-	+/-	0	++	+/-	+/-	+
L25	+/-	+	+/-	+	+/-	0	0	+/-	+/-	0	+	+/-	+/-	+
L46	0	+	+/-	+	+	+/-	0	0	+/-	0	+	+/-	+/-	+
L83	0	++	+/-	+	+/-	+/-	+/-	+/-	+/-	0	+	+/-	+/-	+
L86	0	++	-	+	+/-	+/-	+/-	+/-	+/-	0	+	+/-	+/-	+
L89	0	+	-	+	+/-	+/-	+/-	+/-	+/-	0	+	+	+/-	+
L119	++	++	+/-	+	+/-	+/-	0	+/-	+/-	0	++	+/-	+/-	+
L138	++	++	+/-	+	+	+/-	+	+	+	0	++	+	+/-	+
L145	+	++	+/-	+	+	+/-	+/-	0	+/-	0	+	+/-	+/-	+
UE6a	0	++	-	+	+	+/-	+/-	+	+/-	0	+	+	+/-	+
BD65	++	0	0	+	+/-	+/-	+/-	+/-	0	0	++	+	+/-	+
Garage Sites	0	+	+/-	+/-	+/-	+/-	0	+/-	0	0	+	+/-	+/-	+

Overview

The table above outlines the appraisal findings in respect of the three allocation policies within Leigh Park. While a range of effects in respect of sustainability performance still exist across the identified sites, improvement has been noted since the SA of the Draft Plan. Much of this improvement can be attributed to the site specific Development Requirements which have since been included within the plan which provide mitigation in respect of adverse effects. Fewer likely adverse effects are also associated with the Leigh Park policies (than in other areas of the Borough). This is reflective of the brownfield opportunities which exist within the area, which in turn have positive implications in terms of regeneration and fewer impacts on biodiversity.

The assessments below provide an accompanying commentary to the above scorings, while also listing the likely significant effects which could be associated with the allocation of these sites.

Leigh Park Assessments

Policy L21: Kingsclere Avenue Open Space

Policy L21	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	-	+	+/-	+/-	0	+/-	+/-	0	++	+/-	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> Access, which will require the demolition of existing homes on Brockenhurst Avenue or Dunsbury Way or via the strips of verged land leading from Kingsclere Avenue. The required access land is in the same ownership as the site 														

Supporting Commentary

Policy L21 has a range of effects from strongly positive to adverse. An adverse effect was recorded for objective 3 due to the loss of open space. There is no mention at Policy L21 for any alternative provision of open space or a justification for the loss of open space. If this was provided, it could help improve the score for Objective 3. It could also help improve the score in respect of SA objectives 5 and 8. Objective 5 notes that the loss of open space could impact on the landscape and biodiversity features of the neighbourhood. Appropriate mitigation could help reduce this risk.

The previous SA noted that site L21 has low to moderate risk and potential for previously unidentified prehistoric and Roman features. The requirement for a Heritage Statement in support of any planning application will help meet SA objective 6 and the score has changed to uncertain to reflect this.

The positive score for SA objective 11 shows that this is a highly sustainable location close to the Leigh Park Local Centre and to the public transport network.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- An alternative location or mitigation for the loss of open space and any associated landscape and biodiversity features, could be included at Policy L21.

The open space at L21 is considered low value and low quality. There is a Development Requirement to retain existing open space on the site and improve it's value. Therefore, there are no outstanding recommendations for this site.

Policy L25: Strouden Court

Policy L25	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+/-	++	+/-	+	+/-	0	0	+/-	+	0	+	+/-	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Potential ground quality issues associated with previous and/or current use of site • Located to the east of a SINC 														

Reason for assessment of 2nd Draft version

At the land owners request, the number of dwellings being allocated on the site has increased from 25 to 40 between the 1st and 2nd Draft versions of the Publication Plan. It is therefore necessary to carry out a re-assessment based on this increase.

Supporting Commentary

A further 15 dwellings have been allocated on this site which has improved the assessment for SA objective 2, which promotes housing for all. As the site is on previously developed land, it has also improved the assessment for SA objective 9 which seeks to protect and conserve natural resources. Overall, the increase in dwelling numbers for this allocation has had a positive affect on the SA.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

The previous SA made a recommendation for appropriate mitigation/justification for the loss of open space and any associated landscape and biodiversity features. It also suggested a requirement for a management plan in relation to the adjacent SINC. No action has been taken in respect of these recommendations for the following reasons:

- The area of open space to the south of the site has now been removed, as the landowner has indicated that it is now longer available.
- The council do not consider a management plan necessary, given the separation of the site from the SINC. The SINC is however identified as a constraint that should be considered by planning applicants

There are no outstanding recommendations for this site.

Policy L46: Oakshott Drive

Policy L46	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	+/-	+	+	+/-	0	0	+/-	0	+	+/-	+/-	+
Likely significant effects: <ul style="list-style-type: none"> Underlying sewage/waste infrastructure 														

Supporting Commentary

Policy L46 performs fairly positively against the SA objective and there were no adverse effects recorded in the previous SA.

The previous SA (Draft Plan) notes at objective 5 that the incorporation of SUDS could increase infiltration and control excess rain/storm water in the immediate area of the site. In order to strengthen SA objective 5, it is suggested that a requirement for on-site Sustainable Urban Drainage System (SUDS) is added to the Development Requirements.

The positive score for SA objective 11 demonstrates the sustainable location of this site close to the Leigh Park Local Centre and public transport routes.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- Add the requirement for SUDS to the Development Requirements.

Policy L83: Riders Lane Allotments

Policy L83	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+/-	+	+/-	+/-	+/-	+/-	+/-	0	+	+/-	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Potential ground quality issues associated with previous use i.e. asbestos sheeting • Flood risk issues to west of site, excluded from developable area • Allotment plots will need to be re-provided on the site and/or elsewhere • Relationship with restoration works planned for the Hermitage Stream • Site is hydrologically linked to Langstone Harbour SSSI 														

Reason for assessment of 2nd Draft Publication Plan

The number of dwellings on this site has increased from 62 to 65 between the 1st and 2nd Draft versions of the Publication Plan.

Supporting Commentary

The increase in dwellings on this site is only by three dwellings and the re-assessment has shown that this has no affect on the judgements for any of the SA objectives.

Recommendations

The following comment was made at Publication Plan stage:

- Site specific Flood Risk Assessment to be added to the Development Requirements.

There are no outstanding recommendations for this site.

Policy L86: Blendworth Crescent Open Space

Policy L86	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	-	+	+/-	+/-	+/-	+/-	+/-	0	+	+/-	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • The existing access is likely to require widening • Surface water sewer affecting part of site • Potential ecological impacts 														

Supporting Commentary

Policy L86 shows that there is a degree of uncertainty associated with a number of the objectives. A likely adverse effect was recorded against Objective 3 and this has not changed since the Draft Plan as there is no mention at Policy L86 for any alternative provision of open space or a justification for the loss of open space.

The number of dwellings proposed on this site has increased since the Draft Plan. This has resulted in a change for SA objective 2 to a likely strong positive effect as there will be an increase in the number of affordable homes.

The previous SA identified the possible need for a site specific Flood Risk Assessment to ascertain the impacts of the allocation on local hydrology. This could be added to the Development Requirements at Policy L86 and would support SA objective 5.

Likely adverse effects were noted in respect of objective 6 due to the potential for previously unidentified archaeological features, which is now protected by the requirement at Policy DM18 for a Heritage Statement in support of any planning application.

The requirement for an ecological survey at Policy L86 will help meet objective 8. However, the scoring remains uncertain as until the survey has taken place and mitigation measures identified, it is not known what the impact of the allocation will be on this objective.

Recommendation

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

- An alternative location or mitigation for the loss of open space could be included at Policy L86
- Add the requirement for a site specific Flood Risk Assessment to the Development Requirements.

The Site Opportunities section identifies the opportunity to retain open space and improve it's value. Therefore, there are no outstanding recommendations for this site.

Policy L89: Adjacent 27 Holybourne Road

Policy L89	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	-	+	+/-	+/-	+/-	+/-	+/-	0	+	+	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • The irregular shape of the site and presence of trees will limit layout options for the resulting development • Foul, surface and private sewers affecting parts of the site • Culverted stream runs along the southern boundary of the site • Mature trees 														

Supporting Commentary

Policy L89 shows that there is a degree of uncertainty associated with a significant number of the objectives. A likely adverse effect was recorded against objective 3 at Publication Plan stage. This has not changed since the Draft Plan as there is no mention at Policy L89 for any alternative provision of open space or a justification for the loss of open space.

The previous SA identified the possible need for a further Flood Risk. This could be added to the Development Requirements at Policy L86 and would support SA objective 5. The development requirement to create a buffer free from development on the site, if appropriately managed, could help encourage wildlife to the site or protect existing habitats, helping to meet objective 8. However, with no details on this, any positive effects remain uncertain. The development requirement for on site SUDS will help meet objective 12 and the score has changed to a likely positive effect because of this.

Although the changes made to the policies in the Draft Plan have not changed the scores in respect of the significant uncertainty on this site, it is evident that there are measures which could be put in place which would reduce the level of uncertainty once a planning application is submitted.

Recommendation

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

- An alternative location or mitigation for the loss of open space could be included at Policy L89

- Consider a requirement for a Flood Risk Assessment being added to the Development Requirements.

The Site Opportunities section identifies the opportunity to retain open space and improve it's value. Therefore, there are no outstanding recommendations for this site.

Policy L119: Land at Dunsbury Way (mixed use)

Policy L119	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	++	+/-	+	+/-	+/-	0	+/-	+/-	0	++	+/-	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure required • Amenity for residents due to proximity to employment uses • Potential ground quality issues associated with previous use of site 														

Supporting Commentary

Policy L119 shows that there is a degree of uncertain associated with a number of the objectives, although likely positive effects were scored for 5 of the objectives in the previous SA (Draft Plan).

The development requirement for an Employment and Skills Plan to support the planning application changes the score for SA objective 1 to a likely strong positive effect as it will help develop a diverse knowledge based economy and help encourage local employment opportunities. The previous SA identified the possible need for a site specific Flood Risk Assessment to ascertain the impacts of the allocation on local hydrology. This could be added to the Development Requirements at Policy L86 and would support SA objective 5. The positive score for SA objective 11 shows that this is a highly sustainable location close to the Leigh Park Local Centre, bus and cycle routes. The development requirement for ground quality conditions to be investigated as part of a planning application could help meet SA objective 12, although the score remains unchanged as until the investigation takes place, the effects are uncertain.

Recommendation

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- Add the requirement for a Flood Risk Assessment to the Development Requirements.

There are no outstanding recommendations for this site.

Policy L138: Leigh Park Centre (mixed use)

Policy L138	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	++	+/-	+	+	+/-	+	+	+	0	++	+	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> Depending on the scope and scale of resulting development the roads/pavements may require reconfiguration TPOs 														

Supporting Commentary

Policy L138 shows that there is a mix of uncertain and likely positive effects for most of the objectives. None score an adverse effect.

Previous assessments identified a possible adverse effect on the local economy in the short term. The development requirement to safeguard existing facilities and the retail offer should help mitigate this and the score has changed to a likely strong positive effect.

The number of dwellings proposed on this site has increased significantly since the Draft Plan. This will have a significant effect on objective 2 (provision of housing) and 9 (conservation of resources - because the proposed density of development on the site has increased). The scores for objectives 2 and 9 have been changed to reflect this.

The development requirement to retain and protect TPO trees on site is likely to have a positive effect on the character and appearance of the townscape and on biodiversity. The scores for objectives 7 and 8 have been changed to likely positive effect to reflect this.

The Addendum to the SA (December 2012) identified changes to the site profile at policy L138. These changes have resulted in a positive effect on SA objective 12 (air, water and soil quality). This has resulted in an overall improvement in the sustainability of the site and will alert developers to infrastructure constraints and requirements at an early stage.

None of the objectives have been affected by the changes made to the DM or AL Policies since the Draft Plan (and the previous SA), with the exception of the addition of Policy DM24 which has had a positive effect on objective 8 where new housing is proposed.

There are no outstanding recommendations for this site.

Policy L145: SSE Bartons Road

Policy L145	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	++	+/-	+	+	+/-	+/-	0	+/-	0	+	+/-	+/-	+

Likely significant effects:

- Connection to the sewerage system at the nearest point of adequate capacity required
- Appropriate easement from existing sewage/waste infrastructure
- Potential asbestos issues associated with demolition of existing building
- Potential ground quality issues associated with previous and/or current use of site
- Potential air quality/noise issues due to proximity of Petersfield Road

Supporting Commentary

Policy L145 shows that there is a mix of uncertain and likely positive effects for most of the objectives. None score an adverse effect.

The previous SA identified a possible adverse effect on the local economy if current site activities are not re-located elsewhere within Havant Borough. However, the employment use on this site relocated the majority of its functions to a site in Penner Road, Havant several years ago. Although parts of the site have been retained for operational reasons, the remainder of the site is now available for development. The Development Requirement for an Employment and Skills Plan, together with the fact that the use is protected by Policy DM3 (where a justification for the loss of an employment site will need to be provided) should help mitigate against any loss of employment. The score for objective 1 has been changed since the Draft Plan assessment, to reflect this.

The positive score for SA objective 11 shows that this is a highly sustainable location close to the Leigh Park Local Centre, bus and cycle routes.

The Development Requirement to investigate ground quality conditions as part of the planning application could have a positive effect on SA objective 12, although as this addresses only one type of pollution and at this stage, does not increase the level of certainty associated with the site, the score remains unchanged.

There are no outstanding recommendations for this site.

Policy UE6a: Cabbagefield Row

Policy UE6a	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	-	+	+	+/-	+/-	+	+/-	0	+	+	+/-	+
<p>Likely significant effects</p> <ul style="list-style-type: none"> • PUSH SFRA identifies the site as being within proximity to Flood Zones 2 and 3 of the Hermitage Stream • Connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Adjacent to a SINC • Potential ground quality issues associated with informal use of site by vehicles • Mobile communication mast on east side of site • Less than 100m from a watercourse • Adjacent to ancient/semi-ancient woodland 														

Supporting Commentary

Previous assessments identified likely adverse effects for SA Objectives 3, 6, 7 and 8.

The number of dwellings proposed on this site has changed significantly since the previous SA (Draft Plan stage). This has had a positive effect on objective 2 and the score has changed to reflect this. The negative score for SA objective 3 is as a result of the loss of open space. Identification of an alternative space or justification for the loss of this space could help improve the score here. Likely adverse effects were noted in respect of SA objective 6 due to the potential for previously unidentified archaeological features, which is now protected by the requirement at Policy DM18 for a Heritage Statement in support of any planning application. The score has changed to uncertain.

Previous assessments also scored negatively for objectives 7 and 8 which seek to protect landscape and biodiversity features. The requirement for an Ecological Assessment in relation to SINC designations could help mitigate some of the impacts in relation to objective 8 and the score has been changed to reflect this. It could also have a positive impact on the retention of trees and hedgerows which could help preserve the landscape character of the area, having a positive impact on SA objective 7.

The development requirement to investigate ground quality conditions as part of the planning application could have a positive effect on SA Objective 12, although as this addresses only one type of pollution and at this stage, does not increase the level of certainty associated with the site, the score remains unchanged.

The changes made in the SA Addendum (December 2013) have had a positive effect on the SA for this site in respect of objectives 5 (climate change), 8 (biodiversity) and 12 (air, water and soil quality). The measures proposed by Natural England will improve the future management of the SINC, which in turn will help mitigate against climate change by improving the ability of the surrounding area to deal with drainage and surface water run off.

The assessment in respect of SA objective 12 has improved as a result of clarification from Southern Water in respect of sewerage infrastructure on and around the site. In identifying these issues in the constraints and Development Requirements, developers will be able to address these early in the layout and design of future schemes to ensure that the quality of water, air and soil is not jeopardised by the development.

There are no outstanding recommendations for this site.

Policy BD65: Land South of Fulflood Road

Policy BD65	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	0	0	+	+/-	+/-	+/-	+/-	0	0	++	+	+/-	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Potential ground quality issues associated with previous and/or current use of site • Flood risk issues – part of site in future Fluvial Flood Zone 3 • Adjacent to a SINC 														

Supporting Commentary

Policy L145 shows that there is a mix of uncertain and likely positive effects for most of the objectives. None score an adverse effect.

The site could provide 1,300 square metres of new manufacturing and/or warehousing floorspace and between 18 and 36 jobs. It therefore scores highly positively in respect of SA objective 1 (economy) and it's sustainable location means that it also scores highly positively in respect of SA objective 11 (sustainable transport).

Uncertainty exists in respect of SA objectives 5 to 8. However, the Development Requirements to provide an 8 metre buffer along the Hermitage Stream and the investigation of ground quality issues, should go some way to alleviating some of this uncertainty.

There are no outstanding recommendations for this site.

Policy LP2: Leigh Park Housing Allocations (garage courts/parking areas)

Policy LP2	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	+/-	+/-	+/-	+/-	0	+/-	0	0	+	+/-	+/-	+
Likely significant effects: <ul style="list-style-type: none"> Loss of parking 														

Supporting Commentary

Policy LP2 shows that there is a degree of uncertainty associated with a number of the objectives, but there are no likely adverse effects. The previous SA identified the possible need for site specific Flood Risk Assessments at vulnerable sites to assess the impacts of the allocation on local hydrology. This could be added to the Development Requirements at Policy LP2.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- A reference should be made in the Development Requirements for the need for a site specific Flood Risk Assessment at vulnerable sites.

There are no outstanding recommendations for this site.

Waterlooville

Waterlooville Allocation Policies

Table 5: Overview assessment matrix for the Waterlooville Allocation Policies

Waterlooville Allocation Policies	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
W53a/W53b	0	++	+/-	+	+/-	+/-	+	+	+/-	0	++	+/-	+	+
W56	++	+	+/-	+	+	+/-	+/-	0	+	0	+	+/-	+	+/-
W58	0	++	+/-	++	+	+/-	0	+/-	+/-	0	++	+/-	+	+
W63	+/-	++	+/-	+	+	+/-	+	+/-	+/-	0	++	+/-	+	+
W109	+/-	++	+/-	++	+	+/-	+	+/-	+/-	0	++	+/-	+	+
W110	+	+	+/-	++	+	+/-	+	+/-	+/-	0	++	+/-	+	+
W125	0	++	+/-	++	+	+/-	-	+/-	+/-	0	+	+	+	+
W126	0	++	+/-	+	+	+/-	+/-	+/-	+/-	0	+	+/-	+	+
W130	+/-	+	+/-	++	+	+/-	+/-	+/-	+/-	0	+	+/-	+	+/-
W135	++	+	+/-	++	+	+/-	+	+/-	+/-	0	+	+/-	+	+
W139	0	+	+/-	+	+/-	+/-	+/-	0	+	0	+	+	+	+/-
BD54	+	0	0	+	+/-	+/-	+	0	0	0	++	+/-	+	+

Overview

The table above outlines the appraisal findings in respect of the allocation policies within Waterlooville. While a range of effects in respect of sustainability performance still exist across the identified sites, improvement has been noted since the SA of the Draft Plan. Much of this improvement can be attributed to the site specific Development Requirements which have since been included within the plan which provide mitigation in respect of adverse effects. Fewer likely adverse effects are also associated with the Waterlooville Policies (than in other areas of the Borough). This is reflective of the brownfield opportunities which exist within the area, which in turn have positive implications in terms of regeneration and fewer impacts on biodiversity.

The assessments below provide an accompanying commentary to the above scorings, while also listing the likely significant effects which could be associated with the allocation of these sites.

Waterlooville Assessments

Policy W53a/W53b: St Michael's Convent/Sacred Heart Church

Policy W53a/W53b	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+/-	+	+/-	+/-	+	+	+/-	0	++	+/-	+	+
Likely significant effects: <ul style="list-style-type: none"> • TPO trees • Listed buildings (St Michael's Convent and The Church of the Sacred Heart) • Sewerage capacity • Need to ensure appropriate easement from existing sewage/waste infrastructure 														

Supporting Commentary

Policy W53a/W53b performs fairly positively against the SA objectives. In particular it performs very positively in respect of objectives 2 and 11 due to the highly sustainable location of the site close to Waterlooville Town Centre and the provision of affordable homes. Although the current allocation is reduced to only 10 dwellings due to the fact that construction has now begun on the site, this positive effect for the overall site remains and the score has not been altered.

Likely adverse effects were noted in respect of Objective 6 due to the potential for previously unidentified archaeological features. However, this is now protected by the requirement in Policy DM18 for a Heritage Statement in support of any planning application. The score has been changed to uncertain to reflect this.

The previous SA noted that the site is close to the Hermitage Stream and a Flood Risk Assessment may be required in respect of extreme flood events. This could be added to the Development Requirements but is unlikely to affect the scoring in respect of SA objective 5.

The previous SA noted that ensuring the development is in line with the Landscape Character Assessment recommendations could mitigate against potential impact on the character area. This requirement could be included in the Development Requirements and could help meet SA objective 7.

The Development Requirements identify the need for the design and layout to retain and protect any TPO trees. The score for objective 8 has been changed to a likely positive effect as incorporating existing trees into the design of the scheme will bring about positive benefits in terms of biodiversity as well as improving the quality of the environment for future occupiers.

Recommendation

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

- The previous SA identified the possible need for Flood Risk Assessment. This could be added to the Development Requirements.
- Ensuring the recommendations of the Landscape Character Assessment are met could be included in the Development Requirements.

There are no outstanding recommendations for this site.

Policy W56: Former Curzon Rooms

Policy W56	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	+	+/-	+	+	+/-	+/-	0	+	0	+	+/-	+	+/-
Likely significant effects: <ul style="list-style-type: none"> Potential ground quality issues associated with previous and/or current use of site 														

Supporting Commentary

Policy W56 scores fairly positively across the SA objectives given its highly sustainable location in Waterlooville Town Centre, the provision of affordable homes and its proximity to bus services. No adverse effects were recorded.

The impact on archaeological, historical and cultural features is uncertain for this site and although the requirement for a Heritage Statement in support of any planning application will help meet SA objective 6, the score remains uncertain as the outcomes are not yet known.

There is now a development requirement to investigate ground quality conditions as part of any planning application, which will have a positive effect on SA objective 12. The score has changed to uncertain to reflect this, as any remediation measures are likely to have a positive effect on the ground conditions at the site. However, the outcome of any works are unknown until the investigation has taken place.

There are no outstanding recommendations for this site.

Policy W58: Forest End Garages

Policy W58	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+/-	++	+	+/-	0	+/-	+/-	0	++	+/-	+	+

Likely significant effects:

- Loss of existing Allotment Trading Association Hut
- Potential ground quality issues associated with previous and/or current use of site
- Potential air quality issues relating to the future amenity of occupants

Supporting Commentary

Policy W58 performs fairly positively against the SA objectives. In particular it performs very positively in respect of objectives 4 and 11 due to the highly sustainable location of the site close to Waterlooville Town Centre. The previous SA recorded no likely adverse effects.

The number of dwellings on the site has increased since the previous plan, having a positive effect on SA objective 2 and providing an increase in the number of affordable homes. The score has changed to reflect this.

The previous SA noted that ensuring the development is in line with the Landscape Character Assessment recommendations could mitigate against potential impact on the character area. This could be included in the Development Requirements and could help meet SA objective 7. The previous SA identified possible adverse effects on air quality through increases in local pollution sources, although this was not reflected by a negative score against SA objective 12. The development requirement for ground and air quality investigations should help meet objective 12, although at this stage, there remains a degree of uncertainty as to the outcomes so the score has remained the same.

Recommendation

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- A need to ensure the recommendations of the Landscape Character Assessment are met could be included in the Development Requirements.

There are no outstanding recommendations for this site.

Policy W63: Goodwillies Timber Yard

Policy W63	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+/-	++	+/-	+	+	+/-	+	+/-	+/-	0	++	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Sewerage capacity • Lack of school places. Potential S106 contribution towards new places. • Potential ground quality issues associated with previous and/or current use of site 														

Supporting Commentary

Policy W63 performs fairly positively against the SA objectives. In particular it performs very positively in respect of objectives 2 and 11 due to the highly sustainable location of the site close to Waterlooville Town Centre and the provision of new affordable homes. Although there has been no increase since the previous SA, the figure remains high and the likely strong positive effect remains the same. The previous SA (Draft Plan) recorded no likely adverse effects.

The existing site is for employment use and the redevelopment could result in a loss of jobs. A justification for the loss of employment space and/or evidence to demonstrate that the use can be re-located elsewhere would help reduce the uncertainty in respect of SA Objective 1. The site is also protected by Policy DM3 which requires a justification for the loss of employment sites.

Uncertainty was noted in respect of Objective 6 due to the potential for previously unidentified prehistoric and Roman features. This is now protected by the requirement for a Heritage Statement in support of any planning application. However, the score remains uncertain as the outcome of the heritage statement are not known at this stage.

The site scores uncertain in respect of SA Objective 9. While this could be improved with a slightly higher density, in this instance the proposed density is considered reasonable given the context; topography and level changes.

There are no outstanding recommendations for this site.

Policy W109: ASDA/Clock Tower (mixed use)

Policy W109	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+/-	++	+/-	++	+	+/-	+	+/-	+/-	0	++	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Loss of existing Asda store (unless re-provision on redeveloped site) • TPOs adjacent • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues relating to the amenity of future occupants 														

Supporting Commentary

Policy W109 generally performs positively against the SA objectives. In particular it performs very positively in respect of objectives 2, 4 and 11 due to the highly sustainable location of the site within Waterlooville Town Centre and the provision and improvement (through replacement) of affordable homes.

The existing use of the site is for a supermarket and there may be a loss of employment. The development requirement for a Skills and Employment Plan as part of any planning application could help reduce the uncertainty associated with this and could improve the score for SA objective 1.

A likely adverse effect was recorded for SA objective 6 due to the potential for adverse effects on features of historical, archaeological or cultural importance. This is now protected by the requirement for a Heritage Statement in support of any planning application and the score has changed to uncertain to reflect this.

The previous SA noted the presence of TPO trees but it was not considered that the redevelopment of the site would affect these. However, the inclusion of a development requirement to retain the trees on the site should reduce some of the uncertainty associated with this. However, the score remains unchanged as the impact is not yet known.

Recommendation

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

- A development requirement for a Management Plan in respect of nearby SINC's could be added.
- A developer requirement for the scheme to ensure the retention of protected trees could be added.

There are no outstanding recommendations for this site.

Policy W110: Wellington Way (mixed use)

Policy W110	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	+	+/-	++	+	+/-	+	+/-	+/-	0	++	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Possible loss of retail uses • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues (relating to the amenity of occupants of proposed units) 														

Supporting Commentary

Policy W110 generally performs positively against the SA objectives. In particular it performs very positively in respect of objectives 4 and 11 due to the highly sustainable location of the site in the centre of Waterloo.

The existing site is part of a 1960s retail precinct. There may be a loss of employment in the short term, but the redevelopment will incorporate new employment floorspace. A development requirement for a Skills and Employment Plan as part of any planning application could help improve the score for SA objective 1.

A likely adverse effect was recorded for SA objective 6 due to the potential for adverse effects on features of historical, archaeological or cultural importance. This is now protected by the requirement for a Heritage Statement in support of any planning application and the score has changed to uncertain to reflect this. Although the previous SA (Draft Plan) recorded a positive score for objective 7 (landscape character areas), this could be strengthened by a reference to the recommendations in the Landscape Character Assessment. If the recommendations are followed, the potential impact of the new development on the character of the area could be mitigated.

Recommendation

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- Reference to the Landscape Character Assessment could be added to help strengthen the score at SA Objective 7.

There are no outstanding recommendations for this site.

Policy W125: Former Purbrook Park School Playing Field

Policy W125	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+/-	++	+	+/-	-	+/-	+/-	0	+	+	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Shortage of school places. Potential Section 106 financial contribution required • Loss of school playing fields • TPOs adjacent to site 														

Supporting Commentary

Policy W125 shows a mix of scores ranging from strong adverse to strong positive effects. Likely strong positive effects were recorded for SA Objectives 2 and 4 due to the number of affordable homes provided and the site's location close to public transport and cycle routes. Negative effects were recorded for the protection and enhancement of historic features and the landscape.

The number of dwellings proposed has reduced since previous assessments. However, this is because the site is now largely completed. The score for objective 2 remains the same as delivery across the entire site is high, achieving a positive effect.

Likely adverse effects were previously recorded for SA objective 6 and 7. Important features of historic, archaeological or cultural importance are located close to the site. However, the score for objective 6 has now changed to uncertain because of the requirement for a Heritage Statement in support of any planning application.

Previous assessments noted the proximity to a network of SINCs and on site TPOs yet there is no reference to these in the Development Requirements. Reference to these features could help have a positive effect in relation to SA objective 8.

The SA Addendum (December 2013) identified additions to the Site Profile. These have had a positive effect on SA objective 12 (air, water and soil quality) by alerting developers at an early stage of the likely issues and the measures required to address these.

Recommendation

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- References added to TPOs and SINC's in the Development Requirements to ensure appropriate protection, retention or management.

There are no outstanding recommendations for this site.

Policy W126: Padnell Grange

Policy W126	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	+/-	+	+	+/-	+/-	+/-	+/-	0	+	+/-	+	+

Likely significant effects:

- TPOs
- Potential ground quality issues associated with previous and/or current use of site
- Potential land stability issues from any previous infill
- SINC adjacent to site

Supporting Commentary

Policy W126 shows a mix of scores ranging from adverse effects to strong positive effects. Likely strong positive effects were recorded for SA objective 2 due to the delivery of new homes, including affordable. Negative effects were recorded for the protection and enhancement of historic features and the landscape. The number of dwellings proposed has not changed since the previous SA, which means that the strong positive effect remains.

Likely adverse effects were previously recorded for SA Objectives 6 and 7. There is low to moderate potential for archaeological features and the potential for previously unidentified prehistoric and Roman features on the site. However, the score for objective 6 has now changed to uncertain because of the requirement for a Heritage Statement in support of any planning application. The score for objective 7 has also changed to uncertain as the developer requirement to retain trees on the site will have a positive effect on the landscape character of the area.

The previous SA (Draft Plan) noted the proximity to a network of SINCs and on site TPOs. The Development Requirements now refer to the need to retain and protect the trees and address any issues relating to the SINCs. This will have a positive effect on SA objective 8, although the scoring remains uncertain as it is not known at this stage whether these requirements can be met.

There are no outstanding recommendations for this site.

Policy W130: Meadowlands School

Policy W130	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+/-	+	+/-	++	+	+/-	+/-	+/-	+/-	0	+	+/-	+	+/-
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Aquifer Protection Zone (part of northern part of site) • Site is situated within the Source Protection Zone 1 for the public water supply at Lovedean Pumping Station • TPOs adjacent to the site 														

Supporting Commentary

Policy W130 shows a mix of scores ranging from adverse effects to strong positive effects. Likely strong positive effects were recorded for SA objective 4 due to the proximity of the Milton Road Local Centre and public transport links.

The previous SA (Draft Plan) scored objective 1 as neutral. There is now a development requirement for an Employment and Skills Plan as part of any planning application. The score for Objective 1 has been changed to uncertain to reflect this. Likely adverse effects were previously recorded for SA objective 6. There is moderate potential for archaeological features and the potential for previously unidentified prehistoric and Roman features on the site. The requirement for a Heritage Statement in support of any planning application means that the score for SA objective 6 has changed since the last assessment and is now uncertain. The previous SA noted the proximity of the site to a network of SINC and TPOs. The Development Requirements now refer to the need to retain and protect the trees but it does not make any reference to the SINC. Although reference to the TPOs will have a positive effect on SA objective 8, with no reference to the SINC, it is only considered that the scoring can change to uncertain. The reference to TPOs will also have a positive effect on SA objective 7, although it is not considered that this reference alone is sufficient to improve the score.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- Reference to the nearby SINC could help strengthen SA Objective 8.

There are no outstanding recommendations for this site.

Policy W135: Land West of ASDA (mixed use)

Policy W135	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	++	+	+/-	++	+	+/-	+	+/-	+/-	0	++	+/-	+	+
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Potential ground quality issues associated with previous and/or current use of site • Potential air quality and noise issues relating to the amenity of future occupants • TPOs 														

Reason for assessment of 2nd Draft Publication Plan

Following discussions with the landowner, it was agreed that the site description should be for dwellings and main town centre uses, rather than specifying employment uses. Town centre uses could include employment uses such as offices.

Supporting Commentary

Although the description has changed and no longer specifies employment uses, the fact that the proposed use still includes town centre uses, does not preclude employment uses coming forward. It is not therefore considered necessary to change the assessment for SA objective 1 (economy). The change in description has not had an effect on any of the other objectives.

There are no outstanding recommendations for this site.

Policy BD54: Land at BAE Systems Technology Park

Policy BD54	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	0	0	+	+/-	+/-	+	0	0	0	++	+/-	+	+

Supporting Commentary

Policy BD54 performs fairly positively against the SA objectives. In particular it performs very positively in respect of objectives 11 and 14 due to the sustainable location of the site close to Waterlooville Town Centre.

Recommendation

There are no outstanding recommendations for this site.

Policy W139: 325 Milton Road

Policy W139	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+	+/-	+	+/-	+/-	+/-	0	+	0	+	+	+	+/-
<p>Likely significant effects:</p> <ul style="list-style-type: none"> • Potential ground quality issues associated with previous and/or current use of site • Site is situated within the Source Protection Zone 1 for the public water supply at Lovedean Pumping Station • Part of site in future Flood Zone 3 														

Supporting Commentary

Policy W139 has a relatively equal spread of scores between positive and neutral effects. There are no strong adverse or positive effects and no adverse effects whatsoever, indicating that this is a relatively sustainable site. This is evidenced by the close proximity of Milton Road Local Centre and various sustainable modes of transport such as bus routes.

It is noted that part of the site lies within future Flood Zone 2. Although the requirement for a Flood Risk Assessment is unlikely to change the score in respect of SA objective 5, it is considered that the inclusion of a development requirement for an FRA would help meet this objective.

The previous SA noted that it is possible that site W139 has previously unidentified historic features. The requirement for a Heritage Statement in support of any planning application will help meet SA objective 6, although at this stage, the score remains uncertain.

Recommendation

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- Add a requirement for a Flood Risk Assessment to Development Requirements

There are no outstanding recommendations for this site.

Strategic (AL) and Development Management (DM) Policies

Table 6: Overview assessment matrix for the AL and DM Policies

DM and AL Policies	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
AL1	+	+	+/-	+/-	0	0	0	+/-	+/-	+/-	+/-	0	+	+
AL2	0	0	++	0	+	0	+	+	+	0	0	0	0	0
AL3	+	0	+	0	0	+/-	+/-	0	+	+	+	0	+	0
AL4	0	0	+	0	++	--	+	+/-	-	0	0	0	0	0
AL5	+	0	+	+	0	+/-	+/-	+/-	+/-	0	+	+/-	+	+
AL6	+	0	0	+/-	+/-	-	-	-	++	0	0	+/-	0	0
AL7	0	0	0	0	+	0	+	+	+	0	0	+	0	0
AL8	0	0	+	0	+	++	++	++	++	0	0	0	+	0
DM17	+	0	+	+/-	+/-	+/-	+/-	+/-	+	0	0	+	0	0
DM18	+	+	+	+	0	0	0	0	0	0	0	+	+	0
DM19	+	0	+/-	+	0	+/-	+/-	+/-	0	0	+	0	+	+
DM20	+/-	+/-	+/-	0	0	++	+/-	+/-	+/-	0	0	0	+/-	+/-
DM21	0	0	0	0	0	++	++	0	0	0	0	0	0	0
DM22	0	0	0	0	0	+/-	+	++	+/-	0	+/-	+	0	0
DM23	0	+/-	0	0	+	0	+	++	+	0	0	0	0	0
DM24	0	++	0	0	0	0	+	++	+	0	0	0	0	0
DM25	+	+	+	0	++	+	+	+	0	0	0	+	+	0

Overview

This chapter sets out the appraisal findings for the assessment of the Publication Plan's Strategic (AL) and Development Management (DM) Policies. The assessment findings are presented in full below, while the table above provides a high-level overview of all the appraisal findings.

Assessment of the spatial policies

The 12 housing, employment and mixed-use allocations policies have not been subject to sustainability appraisal. This decision has been taken as it is considered that their status within the document has since been reduced following the inclusion of detailed site specific allocation policies which have been assessed above in the five preceding sections.

On the basis that the spatial policies present little information over and above that contained within each of the allocation policies, they are no longer considered essential to the plan and are little more than headings to the sections. Where the sizes of the allocations have been included within these spatial policies, it is considered that these could be easily incorporated within the individual allocation policies.

For clarification, the spatial policies are:

- EM1: Emsworth Housing Allocations
- EM2: Emsworth Employment Allocations
- HB1: Havant and Bedhampton Housing Allocations
- HB2: Havant and Bedhampton Employment Allocations
- HB3: Havant and Bedhampton Mixed Use Allocations
- HY1: Hayling Island Housing Allocations
- HY2: Hayling Island Mixed Use Allocations
- LP1: Leigh Park Housing Allocations (Sites)
- LP2: Leigh Park Housing Allocations (Garage Courts/Parking Areas)
- LP3: Leigh Park Mixed Use Allocations
- WA1: Waterloooville Housing Allocations
- WA2: Waterloooville Mixed Use Allocations

Recommendations

- It is recommended that the key elements of the above policies are incorporated within the individual allocation policies, and that their introductory elements are provided as supporting text

Individual Assessments of the Non-Spatial Policies

Policy AL1 Presumption in Favour of Sustainable Development

Policy AL1	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	+	+/-	+/-	0	0	0	+/-	+/-	+/-	+/-	0	+	+

Supporting Commentary

The text within the actual policy remained unchanged between the Draft (Regulation 18) Plan and the Publication (Regulation 19) Plan, although improvements were made to the supporting text. As the SA has focused predominantly on the assessment of the specific policy text, while bearing in mind the influences provided by the supporting text, the reassessment of Policy AL1 remains the same as in the SA of the Draft Plan.

The previous SA noted the potential impact that the location of new development could have on locally, nationally or internationally important sites. At paragraph 2.04, the supporting text provides examples of the environmental restrictions which exist within the Borough. Such examples would only be appropriately located within the supporting text and their addition is considered helpful.

There are no outstanding recommendations in respect of this policy.

Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

Policy AL2	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	0	++	0	+	0	+	+	+	0	0	0	0	0

Reason for assessment of 2nd Draft Publication Plan

The policy has been strengthened in accordance with SA recommendations (listed below). It is now clear that the focus of the undeveloped gaps is to help define the separate identity of settlements and prevent their coalescence. Previously this was an option.

Additional detail has been added to para 2.06 to explain that the settlements to the north of Hayling Island also have urban area boundaries. However, they are not subjected to change as growth is accommodated in the main settlements. Additional detail has also been added which provides further information on why rural exception sites for affordable housing are not acceptable because of local circumstances.

Supporting Commentary

The changes in wording have had a positive effect on SA objective 7, which is concerned with the character and appearance of the townscape and landscape. This is because the new wording will help strengthen the Plan's ability to maintain gaps between settlements and therefore maintain the separate identities of the borough's individual settlements.

Recommendations

The previous SA (1st Draft Publication Plan) made the following recommendations:

The policy could be strengthened by

1. Ensuring that all proposals would be subject to meeting the requirements of AL2.1, which is the core purpose of the policy
2. Including a further core criterion which ensures that any proposal within an undeveloped gap ensures that the biodiversity and natural resource assets contained within these undeveloped areas of land (such as prime agricultural land and nature habitats) are protected

AL2.1 of the July version of the policy has now been incorporated into the main body of the policy, so that it applies to all applications. However, recommendation 2 has not been incorporated into the policy as all policies in the plan should be read through, and are therefore subject to AL1 and the protection afforded by Policy CS11 of the Core Strategy.

The report on the Examination into the Havant Borough Local Plan (Allocations) recommended the following changes:

Policy AL2 Criterion 2:

'2. Meets an overriding public need e.g. For community or recreation use, that cannot be accommodated elsewhere in the Borough.

Policy AL2 supporting text paragraph 2.08:

.....size of the original building. The Council is aware that a number of the Borough's sports and leisure clubs are exploring opportunities to improve, extend or relocate their existing facilities in the Borough. In light of this Criterion 2 of the policy has been included to sensitively enable the provision of appropriate facilities for sport, recreation and for cemeteries in the undeveloped gaps where these cannot be accommodated elsewhere in the Borough. Development that meets Criterion 2 of the policy, an overriding public need or interest that cannot be accommodated elsewhere in the Borough will need to be carefully designed so as not to significantly affect the separate identities of settlements and to prevent their coalescence

Policy AL2 supporting text paragraph 2.09:

'Decision on planning applications will be determined in accordance with the NPPF, Core Strategy and Allocations Plan including Policy AL2. The Council's Landscape Architect will advise the Council's Development Management Team on the impact of relevant developments in the undeveloped gaps. The Council has given due regard to these impacts in the selection of sites in the Allocations Plan. It is considered appropriate to assess these developments against the criteria and impact threshold as set out in the Havant Borough Gaps Review, November 2012'.

These changes have been made to provide clarification and reduce the potential for misinterpretation. They do not change the purpose of the policy and as such, the assessments against the SA objectives remain the same.

There are no outstanding recommendations in respect of this policy.

Policy AL3 Town, District and Local Centres

Policy AL3	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	0	+	0	0	+/-	+/-	0	+	+	+	0	+	0

Supporting Commentary

Generally, the policy which promotes and protects the vitality and viability of town, district and local centres is a positive policy. The assessment has however resulted in both improvements and reductions in SA performance compared to the Draft Plan. Overall, there are no negative effects recorded and there are no outstanding recommendations in respect of this policy.

Policy AL4 Coastal Change Management Areas

Policy AL4	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	0	+	0	++	--	+	+/-	-	0	0	0	0	0

Supporting Commentary

In the previous SA, Policy AL4 scores positively against only two SA objective (climate change and landscape). However, the supporting commentary suggests that there could be problems with delivery given that coastal defence infrastructure is often provided through developer contributions. The commentary seems to contradict the strong positive score by suggesting that both these objectives could be compromised if coastal defence infrastructure does not come forward (through developer contributions).

The purpose of Policy AL4 is to protect vulnerable coastal areas from flooding and erosion. This will have a positive effect on climate change and it is considered that the previous commentary should be amended as follows:

CCMAs are located on parts of the coastline which are unlikely to attract significant development, due to existing constraints such as nature designations. Opportunities for developer contributions to provide coastal defence works in these locations are likely to be limited. The policy does not prevent coastal defence works coming forward through other means, such as grant funding, particularly given the wording at paragraph 3. The creation of new coastal defences in these locations will have a positive effect on climate change.

Uncertainty was recorded in respect of SA objective 8 (biodiversity and geodiversity). This is because without appropriate coastal defences, land may not be protected from flooding and erosion. However, restrictions on building in these areas will have a positive effect on SA objective 8 as natural features are less likely to be disturbed. There remains uncertainty in respect of this objective.

An adverse effect was recorded in respect of SA objective 6. If coastal defences are not maintained, this could have an effect on protected areas, such as Coastguards Conservation Area. A development requirement to secure appropriate funding for future maintenance could result in a change to an uncertain effect.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

It is considered that the policy could be enhanced further by:

- Amending the commentary wording (as outlined above)
- Ensuring that the maintenance of coastal defence works are secured in the long term

There are no outstanding recommendations in respect of this policy.

Policy AL5 Cross-Borough Bus Rapid Transport Route

Policy AL5	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	0	+	+	0	+/-	+/-	+/-	+/-	0	+	+/-	+	+

Supporting Commentary

The policy which seeks to improve accessibility within the Borough, is generally a positive policy. Whilst the policy text has not materially altered (except for the updated reference to Policies Map as opposed to Proposals Map), the siting of the route has been amended on the map to follow existing infrastructure corridors. Performance in respect of Objectives 6, 7, 8 and 9 was therefore noted to have slightly improved, with scorings being altered for Objectives 8 and 9. However, as the route is only referred to as 'indicative', the SA performance would be hard to enhance further in combination whilst utilising such uncertain terminology.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

While it is recognised that the route of the Cross Borough Transport Route has yet to be determined and cannot therefore be confirmed by the policy, it is considered that the policy could be enhanced further by:

- Recognising within the policy or supporting text that the route should follow existing transport corridors where possible. While the indicative route has been amended on this basis, it is at the same time subject to change and the appropriate method for delivering the route should therefore be specified within the policy

There are no outstanding recommendations in respect of this policy.

Policy AL6 Havant Thicket Reservoir Pipeline

Policy AL6	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	0	0	+/-	+/-	-	-	-	++	0	0	+/-	0	0

Supporting Commentary

The purpose of Policy AL6 is two-fold. Firstly, the policy suggests that planning permission will be supported for proposals which solely seek to deliver the pipeline to the Havant Thicket Reservoir, which itself is a strategic allocation within the Local Plan (Core Strategy). Secondly, until such time that the pipeline is delivered, the policy seeks to safeguard the route, to ensure that the water infrastructure needs of the Borough in the long term are not compromised by an inability to physically deliver the strategic allocation.

The discussion regarding Policy AL6 within the SA of the Draft Plan expressed predominately negative findings relating to the policy. The policy has however been re-assessed against the 14 SA objectives and some changes have been noted.

While it is likely that some adverse impacts would result from the delivery of the route (if it is delivered within the plan period), the supporting text notes that an Environmental Impact Assessment would be required in support of any planning application for the pipeline. This level of environmental assessment itself, is considered helpful in expressing the likely significance of adverse impact attributed to the delivery of the pipeline and in ensuring that mitigation measures outlined, result from a very robust assessment process.

Objective 12 was considered to present uncertain effects rather than likely adverse impacts. While pollution is a possibility with any form of development during construction phases, the requirement to protect against pollution during construction phases, would normally be covered by condition as part of any grant of planning permission and as such provide some form of mitigation.

Recommendation

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

It is considered that the policy could be enhanced further by:

- Outlining within the supporting text what key issues the EIA would be likely to need to cover

There are no outstanding recommendations in respect of this policy.

Policy AL7 Hermitage Stream

Policy AL7	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	0	0	0	+	0	+	+	+	0	0	+	0	0

Reason for assessment of 2nd Draft Publication Plan

Policy AL7 has been expanded, in accordance with SA recommendations, to make it clear that developments which may prevent improvements to the Hermitage Stream being carried forward may be refused.

Supporting Commentary

The policy was already assessed positively in respect of SA Objectives 5, 7 and 8 which assess adaption to climate change and protection of the landscape, townscape, biodiversity and geodiversity. These will all be strengthened by the new wording, but it is not considered that this will be to the extent that effects on the objectives should be changed. The assessment for SA objective 9 has changed to a likely positive effect in respect of the protection and conservation of natural resources. The wording will now help protect the stream itself and the land adjacent to the stream, both of which are natural resources.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

- That text is reinstated to ensure that proposals in the vicinity of the stream do not prevent improvements to the stream being delivered

There are no outstanding recommendations in respect of this policy.

Policy AL8 Local Green Spaces

Policy AL8	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	0	+	0	+	++	++	++	++	0	0	0	+	0

Supporting Commentary

Policy AL8 performs very positively against the 14 SA objectives. Since the Draft Plan, improvements have been made to Policy AL8 which has resulted in the policy being closer aligned to national policy provided by the NPPF.

Although the changes to the policy did not result in any direct improvements, the reassessment recorded higher scorings in respect of Objectives 7 and 9. The assessments considered that the policy was more likely to result in strong positive effects in respect of these objectives.

The modification recommended in the Inspector's Report provides additional clarification regarding the purpose of Local Green Spaces. This is particularly relevant to Objectives 6 to 9. However, given that these objectives already score positively, there is no change in the assessment.

There are no outstanding recommendations in respect of this policy.

Policy DM17 Contaminated Land

Policy DM17	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	0	+	+/-	+/-	+/-	+/-	+/-	+	0	0	+	0	0

Supporting Commentary

The policy performs fairly well in terms of the 14 SA objectives. No improvements or reductions in SA performance have been noted since the Draft Plan version of the policy. In addition, no likely significant effects have been recorded.

In respect of the previous uncertainties raised by the SA of the Draft Plan regarding the capabilities of the land after remediation, the supporting text has been amended to provide reference to the Environment Agency's publication 'Model Procedures for the Management of Land Contamination'. Whilst this does not prevent the levels of uncertainty above, it is nevertheless considered to present an improvement to the policy.

There are no outstanding recommendations in respect of this policy.

Policy DM18 Protecting New Development from Pollution

Policy DM18	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	+	+	+	0	0	0	0	0	0	0	+	+	0

Reason for assessment of 2nd Draft Publication Plan

The policy heading was changed so that new development is not just protected from existing sources of pollution, but from pollution in general (which could include future sources of pollution). For clarity, the policy wording at DM18 was changed from 'unacceptably affected' to 'significant negative affect'. Text was also added at paragraph 9.05 to encourage reductions in existing levels of pollution. This is partly in response to the previous SA recommendation.

Supporting Commentary

The changes to this policy have had a positive effect on SA Objectives 2 and 12. The strengthened wording will help achieve the objective of providing environmentally sound housing because of reduced pollution levels. It will help reduce air, soil and water pollution where it is likely to affect new development. Overall, it is considered that these changes to the policy have had a positive effect on the sustainability of the plan.

Recommendations

The SA of the 1st Draft Publication Plan suggested enhancing the policy by encouraging development which secures reductions in existing levels of pollution. Wording in accordance with this recommendation has been added to the supporting text.

There are no outstanding recommendations in respect of this policy.

Policy DM19 Small Shops outside Town, District and Local Centres

Policy DM19	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+	0	+/-	+	0	+/-	+/-	+/-	0	0	+	0	+	+

Reason for assessment of 2nd Draft Publication Plan

The threshold has changed from 280 sqm to 150 sqm in accordance with SA recommendations. The purpose of this has been to reduce the impact on the vitality and viability of the Borough's centres as it was considered that a unit of 280 sqm is relatively large when the basis of the policy is to encourage small, local shops outside the main centres.

Supporting Commentary

The re-assessment of Policy DM19 has brought about improvements in respect of SA Objectives 1 and 14. This change will help protect shops within the town, district and local centres by preventing units over 150 sqm from being permitted outside the centres. This will have a positive effect on the economy (SA Objective 1). There will also be a positive effect on SA Objective 14 in that it will improve the range of shops both inside and outside the main centres.

Recommendations

The previous SA (1st Draft Publication Plan) recommended that the policy could be enhanced further by:

1. Considering a reduction in the defined size of a small shop
2. Considering the cumulative impacts that could occur as a result of lowering the area of search to 400m

Recommendation 1 has been implemented. Recommendation 2 has not been implemented as officers considered that the cumulative impact is not significant and the reasoning behind this is explained in Appendix 4.

There are no outstanding recommendations in respect of this policy.

Policy DM20 Historic Assets

Policy DM20	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	+/-	+/-	+/-	0	0	++	+/-	+/-	+/-	0	0	0	+/-	+/-

Reason for assessment of 2nd Draft Publication Plan version

For clarity, the terminology in Policy DM20 has been reworded throughout, in accordance with the SA recommendation.

The 'historic environment' has been replaced by 'historic assets' in the policy and text. This means that the policy is more consistent with the NPPF. It is considered that historic environment covers everything whereas historic asset is more specific. Retaining 'historic environment' could prevent anything being done to anything, anywhere.

Supporting Commentary

The use of the previous wording 'historic environment' could lead to ambiguity. The use of historic assets is more specific and therefore has greater clarity and is better placed to help meet SA Objective 6 which seeks to protect, manage and enhance features of historical, and cultural heritage importance; by focusing on what is important.

The additional wording recommended in the Inspector's Report (7 July 2014) provides clarification of the fact that DM20 should be considered together with the requirements of the NPPF. This has had a positive effect on the assessment of SA Objective 6 (heritage) and the score has improved since the Publication Plan to reflect this.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

- Improving the consistency in the terminology and ensuring that terms are appropriately defined within the supporting text
- Ensuring that the key policy text focuses on the protection rather than loss of historic assets. While the need to ensure records are maintained in instances where any loss is to occur, the policy needs to remain clear that losses should be avoided

Recommendation 1 has been implemented by referring consistently to historic assets. Recommendation 2 has been followed and it is considered that the revised policy no longer focuses on the loss. The wording of the policy and supporting text has been amended to ensure it is better reflects the NPPF in this regard.

There are no outstanding recommendations in respect of this policy.

Policy DM21 Shopfronts, Signs, Security Shutters and Advertisements

Policy DM21	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	0	0	0	0	++	++	0	0	0	0	0	0	0

Reason for assessment of 2nd Draft Publication Plan

The advice relating to illuminated signs has been extended so that it is relevant in any context and not just in conservation areas, in relation to heritage assets and in Chichester Harbour AONB. This has been changed in accordance with SA recommendations.

Criterion 1 of the policy has also been strengthened to specifically refer to impacts on conservation areas, in relation to heritage assets and in Chichester Harbour AONB

Supporting Commentary

Although the wording in respect of Criterion 1 has been strengthened, it has not changed the assessment for SA Objective 6 as the policy already achieved a likely strong positive effect. However, there is an improvement in respect of Objective 7 as the extension of the advice to all areas will further help protect, enhance and manage the character and appearance of the landscape and townscape (SA Objective 7) by preventing unacceptable illumination in all areas.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

- Taking into account within Criterion 5 of the policy that illuminated signs outside of the identified areas could still impact on the areas
- Consider including at Criterion 1 the impact that any of the types of development covered by the policy could have on the character of conservation areas, listed buildings and the AONB

There are no outstanding recommendations in respect of this policy.

Policy DM22 New Cemeteries

Policy DM22	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	0	0	0	0	+/-	+	++	+/-	0	+/-	+	0	0

Reason for assessment of 2nd Draft Publication Plan

The policy has been expanded to include two new criteria. These ask for cemeteries to provide sufficient visitor parking and to make the most of opportunities to create and improve biodiversity. The requirement for sufficient parking is as a result of comments from colleagues in Development Management, who have highlighted past issues with visitor parking at cemeteries. The latter is in accordance with SA recommendations. The requirement for cemeteries to be clear of aerial and buried structures has been removed as this is not considered to be a practical request.

Supporting Commentary

The requirement for sufficient parking could encourage people to use the private car rather than public transport to visit the cemetery, knowing that there is sufficient parking available. While the assessment for SA Objective 11 has changed to uncertain to reflect this, it is considered that the availability of parking is offset by Criterion 2 of the policy which asks for the development to be appropriately located in close proximity to public transport. Any negative effects that might occur from allowing parking should be cancelled by the inclusion of the latter.

The requirement for cemeteries to make the most of opportunities to create and improve biodiversity has had a strong positive impact on SA Objective 8. By singling out the opportunities for improvements to biodiversity, it is recognising the significant impact cemeteries can have on improving and managing biodiversity.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

- Recognising the impact that a cemetery could have on biodiversity, for example on habitats such as important Brent Geese or wader habitats
- Improving the wording of Criterion 1, to outline clearly the types of locations which would be appropriate for such development

Recommendation 1 has been implemented by adding Criterion 4 to the policy. The policy does not list the types of location which would be appropriate for such development, although it does say that the development should consider local context. The recommendation has therefore been partly implemented.

There are no outstanding recommendations in respect of this policy.

Policy DM23 Sites for Brent Geese and Waders

Policy DM23	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	+/-	0	0	+	0	+	++	+	0	0	0	0	0

Reason for assessment of 2nd Draft Publication Plan

In consultation with Natural England, the Wildlife Trust, RSPB, Chichester Harbour Conservancy and Hampshire County Council, there have been significant changes in the wording of this policy. These changes have strengthened the policy and provided clarity and sufficient detail to ensure the right protection is afforded to the satisfaction of the statutory consultees. This partly accords with SA recommendations.

Supporting Commentary

The amendments to the policy have strengthened the level of protection which the policy provides, which is particularly important in respect of SA Objective 8. It also provides greater clarity in respect of the steps which need to be taken when assessing a site. However, as the score for Objective 8 was already strongly positive, it is not possible to improve this further.

In addition, the assessment for Objective 2 was changed to uncertain in the previous SA because of the uncertainty which the policy creates in respect of housing delivery. Again, the strengthening of the policy may have some impact on this level of uncertainty, but it is not considered that this is sufficient to change the assessment.

Although the changes made have not altered the SA assessments, for the reasons outlined above, they are seen as positive amendments which help strengthen the policy.

Recommendations

The following recommendations were made at Publication Plan stage and where appropriate, have been incorporated into the adopted version of the Allocations Plan (July 2014):

The previous SA recognised that the potential effect the policy creates in respect of Objective 2 could be addressed by:

1. Considering the inclusion of phasing policy/approach in respect of allocated sites which are 'uncertain' in respect of their importance for Brent Geese and protected wading bird species which reflects the timescales in which sufficient survey data to address the requirements of Policy DM23 can be collated

2. Including reference within the policy to the types of mitigation measures which may be considered effective, for example the securing of suitable alternative land/habitat.

Recommendation 1 has been followed. Additional wording has been added to the supporting text which explains that the policy provides enough flexibility to allow sites with an uncertain designation to come forward providing the policies criteria are fulfilled. Recommendation 2 has been implemented to some extent in paragraph 9.19 by providing examples of appropriate mitigation measures.

There are no outstanding recommendations in respect of this policy.

Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Policy DM24	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	0	++	0	0	0	0	+	++	+	0	0	0	0	0

Reason for assessment of 2nd Draft Publication Plan

There have been significant changes in the wording in consultation with Natural England, The Wildlife Trust, RSPB, Chichester Harbour Conservancy and Hampshire County Council. These changes have strengthened the policy and provided clarity and sufficient detail to ensure the right protection is afforded to the satisfaction of the statutory consultees. This partly accords with SA recommendations.

Supporting Commentary

Policy DM24 is a new policy which was introduced into the Publication Plan (July version) in response to the findings of the Solent Disturbance and Mitigation Project (SDMP). The SA in July showed that this is a positive policy, particularly in respect of Objectives 2, 7, 8 and 9.

The re-wording of the policy provides further clarity for developers in respect of appropriate mitigation measures and meeting the tests in the Habitat Regulations. This is considered to have a positive effect on housing delivery as it provides developers with an up front certainty, making it easier to plan development, particularly with regard to financial viability.

There has also been an improvement in the assessment in relation to SA Objective 8, as the policy makes it quite clear that where mitigation measures cannot be provided, development proposals will be refused. This again provides certainty, but also means that inappropriate development will not be permitted in the SPA, providing a greater level of protection for protected bird species.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

In the previous SA, it was considered that the policy could be further enhanced by:

- Confirming the instances in which further site specific mitigation may be required

It was considered that the provision of this information would be likely to improve the performance of the policy against SA Objective 8. This recommendation has partly been implemented at paragraph 9.26. However, as work on the SDMP is ongoing, it is too early to be any more specific in relation to this. As and when new guidance becomes available, this will be published using the most appropriate methods.

There are no outstanding recommendations in respect of this policy.

Policy DM25 Managing Flood Risk in Emsworth

Policy DM25	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
a) Reg 19 Publication (July 2013)	+	+	+	0	++	+	+	+	0	0	0	+	+	0
b) Reg 18 Consultation (Dec 2012)	+	0	+/-	0	+/-	+/-	+/-	+/-	0	0	0	+	+/-	0
c) SA Addendum (Dec 2012)	+	0	+	0	++	+	+	+	0	0	0	+	+	0

Background

Policy DM25 was subject to amendments following its previous SA assessment. Due to the timings of these changes being made very late in the process, the version of the policy in the Regulation 18 Consultation version of the Plan was not therefore assessed in terms of its SA performance. For clarity, that version of the policy has been assessed at Draft Plan stage ((b) in the above table), in addition to the new assessment of the current version of the policy (a). For completeness, the assessment of the earliest version of the policy has also been included (c).

Supporting Commentary

The policy is in general a positive policy. The assessment has resulted in improvements to SA performance when compared to the two previous versions of the policy, particularly the version which was included in the Draft Plan at Regulation 18. This version of the policy resulted in reductions in SA performance against Objective 5, on the basis that the policy was unclear as to the extent to which it was acceptable for surface water run off rates to be affected by development. Whilst the implementation of SUDS was required by the policy on sites of over 1 hectare, the purpose of their implementation and the expectations on the level of management they should provide was not contained within the version of the policy.

In light of the above, and the changes which have been made to the version of the policy contained within the Publication Plan, strong likely positive effects were noted in respect of Objective 5. This improvement relates to the clarification within the policy that reductions in post development run off rates within Emsworth would be expected. Further improvement was also noted in respect of the confirmed scenarios in

which a contribution towards the Emsworth Flood Alleviation Scheme may be required, although the policy was less clear in terms of the types of development which should contribute.

Improvement was also recorded against Objective 2, as it was considered that the policy would have a positive impact on the 'environmental soundness' of new housing within Emsworth, which is a key element of the objective.

Additionally, the policy was assessed positively in respect of Objectives 1, 3, 6, 7, 8, 12 and 13 due to the knock on effects that the policy could create.

Recommendations

The following recommendation was made at Publication Plan stage and where appropriate, has been incorporated into the adopted version of the Allocations Plan (July 2014):

It was considered that the policy could be further enhanced by:

- Ensuring that the policy text itself is clear on the types and scale of development which should contribute towards the Emsworth Flood Alleviation Scheme

There are no outstanding recommendations in respect of this policy.

Appendix 6 – SA Recommendations on 1st Draft Publications Allocations Plan July 2013: How these have been implemented in 2nd Draft Publications Allocations Plan August 2013

a) Strategic and Development Management Policies

Policy Ref	SA recommendation	Action
AL2	<ul style="list-style-type: none"> • Ensuring that all proposals would be subject to meeting the requirements of AL2.1, which is the core purpose of the policy • Including a further core criterion which ensures that any proposal within an undeveloped gap ensures that the biodiversity and natural resource assets contained within these undeveloped areas of land (such as prime agricultural land and nature habitats) are protected 	<ul style="list-style-type: none"> • No Action. All proposals are subject to the policies in the Plan including AL2. This is a fundamental principle of the Core Strategy and the Allocations Plan. Do not consider it necessary to repeat this in this specific policy • No Action. All the policies in the plan should be read through, and are therefore subject to Policy AL1 and the protection afforded by Policy CS11 of the Core Strategy
AL4	<ul style="list-style-type: none"> • Amending the commentary wording – between the need to limit development because of flood risk and the fact that the delivery of these measures is in theory restricted by this policy • Ensuring that the maintenance of coastal defence works are secured in the long term 	<ul style="list-style-type: none"> • Action – partial change. Wording amended for clarity. However, consider that the policy has been specifically worded to address this point and allow coastal defence works to come forward that are in accordance with the Shoreline Management Plan • No Action – not the purpose of this policy or the role of CCMA as defined in the NPPF
AL5	<ul style="list-style-type: none"> • Recognising within the policy or supporting text that the route should follow existing transport corridors where possible. While the indicative route has been amended on this basis, it is at the same time subject to change and the appropriate method for delivering the route should therefore be specified within the policy 	<ul style="list-style-type: none"> • No Action – the indicative BRT route is primarily on existing transport routes, with the exception of Dunsbury Hill Farm where the access has yet to be provided. The best route will be determined by Hampshire County Council and the transport providers and therefore it is not appropriate for the Council to impose any restrictions on this within the policy

AL6	<ul style="list-style-type: none"> Outlining within the supporting text what key issues the EIA would be likely to need to cover 	<ul style="list-style-type: none"> No Action - It is likely that an application for the pipeline will be received in 2018, so outside of national guidance it is not appropriate or necessary to include this level of detail in the plan
AL7	<ul style="list-style-type: none"> Re-instating the second sentence of the previous version of the policy or providing reference within the supporting text, that planning applications for any proposals within proximity of the Hermitage Stream, which prevent improvements to the stream being delivered, will be refused 	<ul style="list-style-type: none"> Action – recommendation followed. The policy has been amended to include more positive wording in this regard
DM18	<ul style="list-style-type: none"> Encouraging development which secures reductions in existing levels of pollution 	<ul style="list-style-type: none"> Action – recommendation followed. Supporting text now includes an appropriate reference
DM19	<ul style="list-style-type: none"> Considering a reduction in the defined size of a small shop; Considering the cumulative impacts that could occur as a result of lowering the area of search to 400m 	<ul style="list-style-type: none"> Action – recommendation followed. The shop size has been reduced to 150sqm so it does not have a negative effect on the viability and vitality of the borough's centres No Action – the council's Development Management, Economic Development and Planning Policy Teams consider that this is appropriate, as experience shows that people tend to walk to shops at a distance of 800m or more
DM20	<ul style="list-style-type: none"> Improving the consistency in the terminology and ensuring that terms are appropriately defined within the supporting text Ensuring that the key policy text focuses on the protection rather than loss of historic assets. While the need to ensure records are maintained in instances where any loss is to occur, the policy needs to remain clear that losses should be avoided 	<ul style="list-style-type: none"> Action – recommendation followed. Clarification that this policy focuses on historic assets as defined by NPPF and not Historic Environment, which would include everything Action – recommendation followed, consider that the revised policy no longer focuses on the loss. The wording of the policy and supporting text has been amended to ensure it is better reflects the NPPF in this regard
DM21	<ul style="list-style-type: none"> Taking into account within Criterion 5 of the policy that illuminated signs outside of the identified areas could still impact on the areas Consider including at Criterion 1 the impact that any types of development covered by the policy could have 	<ul style="list-style-type: none"> Action – recommendation followed. Criterion 4 re-worded to make this clear No Action – the key this is that development is appropriate in its context. Consider this achieved by the wording of the policy, supporting text and other

	an impact on the character of conservation areas, listed buildings and the AONB	policies include CS16
DM22	<ul style="list-style-type: none"> Recognising the impact that a cemetery could have on biodiversity, for example on habitats such as important Brent Geese or wader habitats Improving the wording of Criterion 1, to outline clearly the types of locations which would be appropriate for such development 	<ul style="list-style-type: none"> Action – recommendation partly followed. These areas are protected under other policies in the Local Plan. However there is an opportunity for a positively worded criterion that aims to improve and create new biodiversity, habitats and green infrastructure No Action - do not have enough evidence to provide this level of detail
DM23	<ul style="list-style-type: none"> Considering the inclusion of phasing policy/approach in respect of allocated sites which are ‘uncertain’ in respect of their importance for Brent Geese and protected wading bird species which reflects the timescales in which sufficient survey data to address the requirements of Policy DM23 can be collated Including reference within the policy the types of mitigation measures which may be considered effective, for example the securing of suitable alternative land/ habitat 	<ul style="list-style-type: none"> Action – recommendation followed. Additional wording added to the supporting texts which explains that the policy provides enough flexibility to allow sites with an uncertain designation to come forward providing the policies criteria are fulfilled Action – recommendation followed. Examples have been added to the supporting text
DM24	<ul style="list-style-type: none"> Confirming the instances in which further site specific mitigation may be required 	<ul style="list-style-type: none"> No Action at this stage - because the Council do not have this information. Clarification is currently being sought from Natural England. If this information is received before the Publication Plan is finalised then this detail will be included
DM25	<ul style="list-style-type: none"> Ensuring that the policy text itself is clear on the types and scale of development which should contribute towards the Emsworth Flood Alleviation Scheme 	<ul style="list-style-type: none"> No Action at this stage - however clarification will be sought from the Council’s Development Management team and the Environment Agency. This will be added, if received in advance of the Publication Plan being finalised

b) Site Allocations Policies

Area/ Site ref	SA recommendation	Action
UE13	<ul style="list-style-type: none"> The addition of a development requirement for the developer to enter into a Section 106 agreement agreeing to tie the on-site flood alleviation works to the wider scheme should be considered; and The inclusion of a caveat within the policy which states that the allocation for 140 dwellings will only be permitted if the on-site SUDS is secured as part of the same planning permission and delivered on the timescales as agreed by the Environment Agency 	<ul style="list-style-type: none"> Action – recommendation partly followed. Not clear if the scheme can be tied to S106 legally, therefore unable to tie the allocation to the Alleviation Scheme though this form of agreement. Developer requirement section amended to include a requirement to help deliver the alleviation scheme through a financial or physical contribution and legal advice will be sought on how this could be more formally tied together Action – recommendation followed. Developer requirement section amended to include an appropriate reference
BD39	<ul style="list-style-type: none"> Include a further Development Requirement which requires a future planning application to be accompanied by an ecological assessment 	<ul style="list-style-type: none"> Action – recommendation partly followed. The statutory consultees including Hampshire County Council and Natural England have not requested an assessment. HBC do not want to place an undue burden on developments coming forward. Therefore, a developer requirement has been included that states that this may be required
BD9	<ul style="list-style-type: none"> Include Development Requirements for Flood Risk Assessments and for the implementation of SUDS or other appropriate mitigation measures as agreed by the Environment Agency; Include Development Requirements for the planning application to be supported by Ecological Assessments and the details of educational information to be displayed at the sites or supplied in posters/handouts to new staff 	<ul style="list-style-type: none"> Action – recommendation partly followed. The EA were consulted and have not requested this detail to be included as a developer requirement, possibly because much of this is covered by the NPPF. HBC do not want to place an undue burden on developments coming forward. Therefore, a developer requirement has been included that states that this may be required Action – recommendation partly followed. The statutory consultees including Hampshire County Council and Natural England have not requested an assessment. HBC do not want to place an undue

		burden on developments coming forward. Therefore, a developer requirement has been included that addresses the concerns raised in the SA which states that given the proximity to the coast, Natural England may require studies to assess the potential impact on the SPAs and SACs
BD10	<ul style="list-style-type: none"> • Include Development Requirements for Flood Risk Assessments and for the implementation of SUDS or other appropriate mitigation measures as agreed by the Environment Agency • Include Development Requirements for the planning application to be supported by Ecological Assessments and the details of educational information to be displayed at the sites or supplied in posters/handouts to new staff 	<ul style="list-style-type: none"> • Action – recommendation partly followed. The EA were consulted and have not requested this detail to be included as a developer requirement, possibly because much of this is covered by the NPPF. HBC do not want to place an undue burden on developments coming forward. Therefore, a developer requirement has been included that states that this may be required • Action – recommendation partly followed. The statutory consultees including Hampshire County Council and Natural England have not requested an assessment. HBC do not want to place an undue burden on developments coming forward. Therefore, a developer requirement has been included that addresses the concerns raised in the SA which states that given the proximity to the coast, Natural England may require studies to assess the potential impact on the SPAs and SACs
BD11	<ul style="list-style-type: none"> • Include Development Requirements for Flood Risk Assessments and for the implementation of SUDS or other appropriate mitigation measures as agreed by the Environment Agency • Include Development Requirements for the planning application to be supported by Ecological Assessments and the details of educational information to be displayed at the sites or supplied in posters/handouts to new staff • Include Development Requirements for a Landscape Assessment • Include Development Requirements for Heritage 	<ul style="list-style-type: none"> • Action – recommendation partly followed. The EA were consulted and have not requested this detail to be included as a developer requirement, possibly because much of this is covered by the NPPF. HBC do not want to place an undue burden on developments coming forward. Therefore, a developer requirement has been included that states that this may be required • Action – recommendation partly followed. The statutory consultees including Hampshire County Council and Natural England have not requested an

	Statements	<p>assessment. HBC do not want to place an undue burden on developments coming forward. Therefore, a developer requirement has been included that addresses the concerns raised in the SA which states that given the proximity to the coast, Natural England may require studies to assess the potential impact on the SPAs and SACs</p> <ul style="list-style-type: none"> • Action – recommendation followed. Developer requirement section amended to include an appropriate reference • Action – recommendation partly followed. Hampshire County Council and Natural England have not requested an assessment, however acknowledge that there is potential for archaeological remains in this area. Therefore this is noted in the constraints and a developer requirement included that say a statement may be required on the advice from Hampshire County Council
BD14	<ul style="list-style-type: none"> • Include a Development Requirement for Heritage Statements 	<ul style="list-style-type: none"> • Action – recommendation partly followed. Hampshire County Council and Natural England have not requested an assessment, however acknowledge that there is potential for archaeological remains in this area. Therefore this is noted in the constraints and a developer requirement included that say a statement may be required on the advice from Hampshire County Council
BD16	<ul style="list-style-type: none"> • Include a Development Requirement for Heritage Statements 	<ul style="list-style-type: none"> • Action – recommendation partial followed. Hampshire County Council and Natural England have not requested an assessment, however acknowledge that there is potential for archaeological remains in this area. Therefore this is noted in the constraints and a developer requirement included that say a statement may be required on the advice from Hampshire County Council
BD19	<ul style="list-style-type: none"> • Include a Development Requirement for a Flood Risk 	<ul style="list-style-type: none"> • Action – recommendation will be partly followed. The

	<p>Assessment, in addition to any likely suitable mitigation measures</p> <ul style="list-style-type: none"> • Include a Development Requirement for Heritage Statements 	<p>EA were consulted and has not requested this detail to be included as a developer requirement, possibly because much of this is covered by the NPPF. HBC do not want to place an undue burden on developments coming forward. Therefore, a developer requirement has been included that states that this may be required</p> <ul style="list-style-type: none"> • Action – recommendation partly followed. Hampshire County Council and Natural England have not requested an assessment, however acknowledge that there is potential for archaeological remains in this area. Therefore this is noted in the constraints and a developer requirement included that say a statement may be required on the advice from Hampshire County Council
H14	<ul style="list-style-type: none"> • Require the preparation of a Development Brief which draws together the constraints of the site with the ability of the site to positively influence the conservation area through maximising the opportunities present by its setting (TPOs and adjacent natural springs) 	<ul style="list-style-type: none"> • Action – recommendation partly followed. Do not consider it appropriate to commit to producing a Development Brief given limited Council resources. However, developer requirements have been amended to request a design and layout to be informed by a master planning approach to ensure development is coordinated and appropriate for its context
H18	<ul style="list-style-type: none"> • Despite the fact that planning permission at the site has been granted for 79 dwellings, there is the potential that the proposal may never be implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy H18 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by: treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements 	<ul style="list-style-type: none"> • No Action – at this stage, the council has no evidence to doubt that the permitted application will not be delivered. Therefore, in light of this, do not consider the developer requirements to be necessary. In any event, should the application not be implemented, consider that the information set out in the constraints is sufficient to guide potential development
UE5	<ul style="list-style-type: none"> • The inclusion of landscape assessments as 	<ul style="list-style-type: none"> • Action – recommendation followed. Developer

	<p>Development Requirements</p> <ul style="list-style-type: none"> The inclusion of ecological assessments as Development Requirements 	<p>requirement section amended to include an appropriate reference</p> <ul style="list-style-type: none"> Action – Natural England and HCC have not indicated that future studies will be required to understand the ecological impacts, therefore consider this request too onerous at this stage. It has been noted however in the site profiles site opportunities section that there is potential for adjacent land to improved for use by Brent Geese and waders in accordance with Policy DM23
UE30	<ul style="list-style-type: none"> The loss of Grade 1 agricultural land associated with this site (which currently forms part of a larger field), should be re-considered in combination with the likely yield which would be appropriate in this location. It is recommended that further consideration is given to the ability to provide this housing elsewhere by increasing yields on other sites and therefore that the site is not taken forward as an allocation 	<ul style="list-style-type: none"> Action – recommendation followed. Following consideration this site has now been removed as an allocation, as it is considered that the numbers can be more sustainability delivered elsewhere
H144	<ul style="list-style-type: none"> Despite the fact that planning permission at the site has been granted for 38 dwellings, there is the potential that the proposal may never be implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy H144 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by: treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements 	<ul style="list-style-type: none"> No Action – at this stage, the council has no evidence to doubt that the permitted applicant will not be delivered. Therefore, in light of this do not consider the developer requirements to be necessary. In any event, should the application not be implemented, consider that the information in the constraints is sufficient to guide an potential development
H72	<ul style="list-style-type: none"> Provide additional Development Requirements for each of the sites to encourage the re-provision of existing jobs within the Borough Including a further site specific Development Requirement for a Heritage Statements to be provided in support of any planning applications at H72 	<ul style="list-style-type: none"> Action – recommendation followed. Developer requirement section amended to include an appropriate reference Action – recommendation followed. Developer requirement section amended to include an appropriate reference

H79	<ul style="list-style-type: none"> Provide additional Development Requirements for each of the sites to encourage the re-provision of existing jobs within the Borough 	<ul style="list-style-type: none"> Action – recommendation followed. Developer requirement section amended to include an appropriate reference
H06	<ul style="list-style-type: none"> Despite the fact that planning permission at the site has been granted for 78 dwellings, there is the potential that the proposal may never be implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy H06 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by: treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements, including those in respect of biodiversity issues 	<ul style="list-style-type: none"> No Action – at this stage, the council has no evidence to doubt that the permitted applicant will not be delivered. Therefore, in light of this do not consider the developer requirements to be necessary. In any event, should the application not be implemented, consider that the information in the constraints is sufficient to guide a potential development
UE3a	<ul style="list-style-type: none"> Include a reference within the Development Requirements for the design and layout to aim to retain and protect TPO trees 	<ul style="list-style-type: none"> Action – recommendation followed. Developer requirement section amended to include an appropriate reference
UE43	<ul style="list-style-type: none"> Include a reference within the Development Requirements which encourages the re-provision of the garden centre business at an alternative site within the Borough 	<ul style="list-style-type: none"> Action – recommendation followed. Developer requirement section amended to include an appropriate reference
UE4	<ul style="list-style-type: none"> Despite the fact that planning permission at the site has been granted for 191 dwellings, there is the potential that the proposal may never be implemented. In the event that planning permission expires or further planning applications are brought forward, any new planning application would need to be assessed in respect of Policy UE4 (and other policies). As the policy remains in existence despite the grant of planning permission it should be strengthened further by: treating the policy consistently with the other policies in the Publication Plan by outlining site specific Development Requirements 	<ul style="list-style-type: none"> No Action – at this stage, the council has no evidence to doubt that the permitted applicant will not be delivered. Therefore, in light of this do not consider the developer requirements to be necessary. In any event, should the application not be implemented, consider that the information in the constraints is sufficient to guide a potential development
UE21/BD73	<ul style="list-style-type: none"> Include reference within the Development Requirements to the need to produce a Landscape Assessment in 	<ul style="list-style-type: none"> Action – recommendation followed. Developer requirement section amended to include an

	respect of the visual impact to the agricultural area surrounding the site and to mitigate with sufficient boundary treatment to define the new urban edge	appropriate reference
UE35	<ul style="list-style-type: none"> • Include reference within the Development Requirements to the need to produce a Landscape Assessment in respect of the visual impact to the agricultural area surrounding the site and to mitigate with sufficient boundary treatment to define the new urban edge 	<ul style="list-style-type: none"> • No Action – following further consideration this site has now been removed as an allocation.
L21	<ul style="list-style-type: none"> • An alternative location or mitigation for the loss of open space and any associated landscape and biodiversity features, could be included at Policy L21 	<ul style="list-style-type: none"> • No Action – the site has not been identified as a high quality or value open space, or of importance for landscape or biodiversity. However it is acknowledged throughout the plan preparation that this space has a local value to local residents. The opportunity section recognises that there is an opportunity to improve the value and quality of the open space. The development requirement section requires the retention and integration of some of the open space into any future development
L25	<ul style="list-style-type: none"> • Consider appropriate mitigation/justification for the loss of open space and any associated landscape and biodiversity features • Add a requirement for a Management Plan in relation to the adjacent SINC, to the Development Requirements 	<ul style="list-style-type: none"> • No Action – the area of open space to the south of the site has now been removed, as the landowner has indicated that it is now longer available • No Action – do not consider this necessary given the separation of the site from the SINC. The SINC is however identified as a constraint that should be considered by planning applicants
L46	<ul style="list-style-type: none"> • Add the requirement for SUDS to the Development Requirements 	<ul style="list-style-type: none"> • No Action – the site is not in an identified flood zone and the EA have not indicated that this is a requirement
L83	<ul style="list-style-type: none"> • Add the requirement for a site specific flood risk assessment to the Development Requirements 	<ul style="list-style-type: none"> • Action – recommendation followed. Developer requirement section amended to include an appropriate reference
L86	<ul style="list-style-type: none"> • An alternative location or mitigation for the loss of open space could be included at Policy L86 • Add the requirement for a site specific Flood Risk Assessment to the Development Requirements 	<ul style="list-style-type: none"> • Action – recommendation partly followed. The site has not been identified as a high quality or value open space. The opportunity section recognises that there is an opportunity to retain, integrate and improve the

		<p>value of some of the open space.</p> <ul style="list-style-type: none"> No Action – the site is not in an identified flood zone and the EA have not indicated that this is a requirement
L89	<ul style="list-style-type: none"> An alternative location or mitigation for the loss of open space could be included at Policy L86 Add the requirement for a site specific Flood Risk Assessment to the Development Requirements 	<ul style="list-style-type: none"> Action – recommendation partly followed. The site has not been identified as a high quality or value open space. The opportunity section recognises that there is an opportunity to retain, integrate and improve the value of some of the open space No Action – the site is not in an identified flood zone and the EA have not indicated that this is a requirement
L119	<ul style="list-style-type: none"> Add the requirement for a Flood Risk Assessment to the Development Requirements 	<ul style="list-style-type: none"> No Action – the site is not in an identified flood zone and the EA have not indicated that this is a requirement
UE6a	<ul style="list-style-type: none"> A reference should be made in the Development Requirements for the need to identify trees and hedgerows for retention, in order to help protect the landscape character of the area 	<ul style="list-style-type: none"> Action – recommendation followed. Developer requirement section amended to include an appropriate reference
W53a/53b	<ul style="list-style-type: none"> The previous SA identified the possible need for Flood Risk Assessment. This could be added to the Development Requirements Ensuring the recommendations of the Landscape Character Assessment are met could be included in the Development Requirements 	<ul style="list-style-type: none"> No Action – the majority of the site has now been permitted for development and these requirements are not relevant to the remaining allocation No Action – as above
W58	<ul style="list-style-type: none"> A need to ensure the recommendations of the Landscape Character Assessment are met could be included in the Development Requirements 	<ul style="list-style-type: none"> No Action – the site is a previously developed brownfield site and this recommendation is not considered relevant. CS16 requires design to take account of the local context and character
W63	<ul style="list-style-type: none"> SA Objective 9 could be improved by providing higher density development on the site 	<ul style="list-style-type: none"> No Action – the number in the plan is indicative. Policy CS17 encourages the best use of sustainably located brownfield sites such as this. Therefore consider any specific comment on density in this profile to be unnecessary
W109	<ul style="list-style-type: none"> A development requirement for a Management Plan in 	<ul style="list-style-type: none"> No Action – the site is not adjacent to any SINCs and

	<p>respect of nearby SINC's could be added</p> <ul style="list-style-type: none"> • Add a developer requirement for the scheme to ensure the retention of protected trees 	<p>therefore this recommendation is not relevant</p> <ul style="list-style-type: none"> • Action – recommendation followed. Developer requirement section amended to include an appropriate reference
W110	<ul style="list-style-type: none"> • Reference to the Landscape Character Assessment could be added to help strengthen the score at SA Objective 7 	<ul style="list-style-type: none"> • No Action – the site is a previously developed brownfield site and this recommendation is not considered relevant. CS16 requires design to take account of the local context and character
W125	<ul style="list-style-type: none"> • References added to TPOs and SINC's in the Development Requirements to ensure appropriate protection, retention or management 	<ul style="list-style-type: none"> • Action – partial action. The site area has now been changed, and therefore this site does not include TPOs. Reference made to the adjacent TPOs included in constraints. The site is not adjacent to a SINC
W130	<ul style="list-style-type: none"> • Reference to the nearby SINC's could help strengthen SA Objective 8 	<ul style="list-style-type: none"> • No Action – the site is not adjacent to a SINC
W139	<ul style="list-style-type: none"> • Add a requirement for a flood risk assessment to SA Objective 5 	<ul style="list-style-type: none"> • Action – recommendation followed. Developer requirement section amended to include an appropriate reference

Appendix 7 - SA Recommendations on 2nd Draft Publication Allocations Plan August 2013: How these have been implemented in Final Publications Allocations Plan, October 2013

b) Site Allocations Policies

Area/ Site ref	SA recommendation	Action
BD19	A recommendation for a landscape plan/assessment for BD19 should be carried forward	Action – recommendation followed. Developer requirement section amended to include an appropriate reference

Appendix 8 – Quality Assurance checklist from A Practical Guide to the SEA Directive (Sept 2005)

The quality of the SEA process can be assured through the choice of a good SEA team, the collection of appropriate information, the use of effective prediction techniques, consultation, and integration of the SEA findings into the plan or programme. This section suggests a quality assurance checklist based on the guidance in this publication. It is intended to help test whether the requirements of the SEA Directive are met, identify any problems in the Environmental Report, and show how effectively the SEA has integrated environmental considerations into the plan-making process.

The checklist is designed to be used by anyone involved in an SEA in any capacity:

Responsible Authorities which carry out SEAs, the Consultation Bodies and other consultees, inspectors, auditors, independent experts, and members of the public. It covers both the technical elements of the SEA and the procedural steps of the SEA process under the Directive. It can be applied at any stage of the SEA to check the quality of work carried out up to that point.

Figure 25 – Quality Assurance Checklist

Objectives and context

- The plan's or programme's purpose and objectives are made clear
- Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets
- SEA objectives, where used, are clearly set out and linked to indicators and targets where appropriate
- Links with other related plans, programmes and policies are identified and explained
- Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described

Scoping

- Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report
- The assessment focuses on significant issues
- Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit
- Reasons are given for eliminating issues from further consideration

Alternatives

- Realistic alternatives are considered for key issues, and the reasons for choosing them are documented
- Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant
- The environmental effects (both adverse and beneficial) of each alternative are identified and compared

<ul style="list-style-type: none"> • Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained • Reasons are given for selection or elimination of alternatives
<p>Baseline information</p> <ul style="list-style-type: none"> • Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described • Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan • Difficulties such as deficiencies in information or methods are explained
<p>Prediction and evaluation of likely significant environmental effects</p> <ul style="list-style-type: none"> • Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental effects are also covered, as appropriate • Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed • Likely secondary, cumulative and synergistic effects are identified where practicable • Inter-relationships between effects are considered where practicable • The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds • Methods used to evaluate the effects are described
<p>Mitigation measures</p> <ul style="list-style-type: none"> • Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated • Issues to be taken into account in project consents are identified
<p>The Environmental Report</p> <ul style="list-style-type: none"> • Is clear and concise in its layout and presentation • Uses simple, clear language and avoids or explains technical terms • Uses maps and other illustrations where appropriate • Explains the methodology used • Explains who was consulted and what methods of consultation were used • Identifies sources of information, including expert judgement and matters of opinion • Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA
<p>Consultation</p> <ul style="list-style-type: none"> • The SEA is consulted on as an integral part of the plan-making process • Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time

frames to express their opinions on the draft plan and Environmental Report

Decision-making and information on the decision

- The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme
- An explanation is given of how they have been taken into account
- Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered

Monitoring measures

- Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA
- Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA
- Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect)
- Proposals are made for action in response to significant adverse effects

Appendix 9 – Appendix B of the Scoping Report (monitoring measures)

Appendix B: SA Framework

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	SA Objective	Decision making criteria: Will the option/proposal...		Indicators	Targets	Documents to aid SA assessment
1	Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	Q1a	Will it support or encourage diversification of the economy and new business sectors?	No. of new business start-ups		<i>Havant Core Strategy (2011)</i>
				Number of people employed in advance manufacturing or marine businesses		<i>Prosperity through Skills and Employability” An Action Plan For The Borough of Havant 2008-2012:</i>
		Q1b	Will it ensure that new employment, office, retail and leisure developments are in locations that are accessible to those who will use them by a choice of transport modes?	Proportion of new and existing residential development within 30 minutes public transport time of key services, facilities and places of work and serviced by high frequency bus routes		http://www.havant.gov.uk/pdf/Skills%20and%20Employability.pdf <i>PUSH economic Development Strategy:</i> http://www.push.gov.uk/pos-101109-r02-bto-amm-appendix_b.pdf <i>NOMIS Labour market Statistics:</i> http://www.nomisweb.co.uk/reports/lmp/la/2038431786/report.aspx <i>Office for National Statistics:</i> http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&i=1001&m=0&s=1343918073450&enc=1&areaSearchText=Havant&areaSearchType=13&extendedList=false&searchAreas= <i>Employment Land Review (2010)</i> http://www.havant.gov.uk/havant

						-9355	
2	Provide affordable, environmentally sound and good quality housing for all.	Q2a	Will it ensure all groups have access to decent, appropriate and affordable housing?	Affordable housing completions as a proportion of total delivered.	30%-40% on sites of over 15 dwellings	Office for National Statistics: http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&i=1001&m=0&s=1343918073450&enc=1&areaSearchText=Havant&areaSearchType=13&extendedList=false&searchAreas <i>Havant Core Strategy (2011)</i> <i>Havant Borough Housing SPD:</i> http://www.havant.gov.uk/PDF/Adopted%20Housing%20SPD%20July%202011.pdf <i>Havant Borough Landscape Character Assessment Sensitivity Report 2007:</i> http://www.havant.gov.uk/PDF/Sensitivity%20ReportPart1.pdf	
			% of 1,2,and 3 bedroom homes built as proportion of total				
		Q2b	Will it ensure that all new development contributes to local distinctiveness and improves the local environment?	Number of major housing applications refused on design grounds.			
			Accessible Natural Greenspace	100% of population with Accessible Natural Greenspace of at least 2ha within 300m (or 5 minutes of their home (Natural England)			
Q2c	Will it meet the building specification guidance in the Code for Sustainable Homes? (DCLG)	Percentage of housing developments achieving a three star or above sustainability rating as stipulated by the Code for Sustainable Homes	All new homes to be carbon neutral by 2016 (UK Government target)				
Q2d	Will it reduce the number of households on the Housing Register?	Number of households on the Housing Register	To reduce the numbers of homeless households in priority need and the number of households in housing need on the housing register				
3	Safeguard and improve community	Q3a	Will it improve access for all to community facilities?	No. of applications resulting in extension, improvement or loss of community		<i>Safer Havant Partnership:</i> http://www.saferhavant.co.uk/what_are_we_doing_and_why.asp	

health, safety and wellbeing.			facilities		X
	Q3b	Will it improve access to areas of open space in Havant?	Area of parks and green spaces per 1,000 head of population	2.83 hectares per 1,000 population for playing field provision (National Playing Fields Association Standard)	<p><i>Havant Open Spaces Plan and PPG17 Assessment:</i> http://www.havant.gov.uk/PDF/Havant%20OS%20Plan%20Final%20Report%20210106%20-%20web.pdf</p> <p><i>Sport England Small Area Estimates:</i> http://sae.sportengland.org/maps.aspx</p> <p><i>Health Profiles DoH:</i> http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=H*</p> <p><i>UKCrimeStats:</i> http://www.ukcrimestats.com/Neighbourhood/Hampshire_Constabulary/HAVANT</p> <p><i>Active Travel Study 2011 - 2016 Incorporating the cycle and walking strategies (October 2011):</i> http://www.havant.gov.uk/pdf/HBC%20Active%20Travel%20Study%202011.pdf</p>
			Accessible Natural Greenspace	100% of population with Accessible Natural Greenspace of at least 2ha within 300m (or 5 minutes of their home) (Natural England)	
	Q3c	Will it improve long term health?	Life expectancy at birth		
			Standardised mortality rates		
	Q3d	Will it encourage healthy and active lifestyles?	% of adults (16+) participating in at least 30 minutes of moderate intensity sport and active recreation (including recreational walking) on three or more days of the week	To increase participation by 1% year-on-year until 2020 to achieve target of 50% of population participants in 30 mins activity, three times a week by 2020 (The Framework for Sport in England)	
The number of sports pitches available to the public per 1,000 population					
Q3e	Will it reduce obesity?	Percentage of adult population classified as obese			

		Q3f	Does it consider the needs of Havant's growing elderly population?	Percentage of older people being supported intensively to live at home	Increasing the proportion of older people being supported to live in their own home by 1% annually (DoH PSA)		
				No. of extracare, sheltered and nursing home completions			
		Q3g	Will it improve road safety?	Number of people killed or seriously injured and number of people slightly injured on the highway network.			
				Number of reported crimes			
Q3h	Will it help reduce crime and fear of crime?	No. and type of developments where advice from police is sought and followed					
4	Promote and support climate change mitigation through reducing Havant's greenhouse gas emissions from all sources.	Q4a	Will it help reduce Havant's carbon footprint?	Proportion of electricity produced from renewable resources	UK Government renewable energy target: 15% of electricity to be produced from renewable sources by 2020.	<p><i>DECC carbon emissions statistics:</i> http://www.decc.gov.uk/en/content/cms/statistics/climate_stats/gg_emissions/2009_laco2/2009_laco2.aspx</p> <p><i>Active Travel Study 2011 - 2016 Incorporating the cycle and walking strategies (October 2011):</i> http://www.havant.gov.uk/pdf/HBC%20Active%20Travel%20Study%202011.pdf</p>	
					Locally contribute to the PUSH target of 100mw or renewable energy by 2020 for the whole of the PUSH area		
				Proportion of new homes achieving a three star or above sustainability rating for the "Energy/CO ₂ " category as stipulated by the Code for Sustainable	All new homes to be carbon neutral by 2016 (DCLG target)		

				Homes		<p><i>Office for National Statistics:</i> http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&i=1001&m=0&s=1343918073450&enc=1&areaSearchText=Havant&areaSearchType=13&extendedList=false&searchAreas</p> <p><i>Feasibility of an Energy and Climate Change Strategy for Urban South Hampshire (2008):</i> http://www.push.gov.uk/issue_to_client_final_push_report_09.09.2008.pdf</p> <p><i>Havant Bus services:</i> http://www.havant.tbctimes.co.uk/</p> <p><i>Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011:</i> http://www.havant.gov.uk/pdf/Borough%20Design%20Guide%20SPD%20V2%20with%20Copyright.pdf</p>
				Per capita greenhouse gas emissions		
				Emission by source		
				Percentage of people aged 16-74 who usually travel to work by driving a car or van		
				CO ₂ , methane and nitrous oxide emissions per sector	UK Government targets: 80% reduction of carbon dioxide emission by 2050 and a 26% to 32% reduction by 2020	
Q4b	Will it help raise awareness of climate change mitigation?	Number of initiatives to increase awareness of energy efficiency				
5	Adapt to the anticipated levels of climate change.	Q5a	Will it increase the risk of flooding?	Amount of new development (ha) situated within a 1:100 flood risk area (Flood Zone 3)	Zero (Environment agency)	<p><i>PUSH Strategic Flood risk assessment (2010):</i> http://www.push.gov.uk/final_sfr_a_report.pdf</p> <p><i>Environment Agency Flood</i></p>
				Number of planning applications approved	Zero (Environment agency)	

			where Environment Agency have sustained an objection on flood risk grounds		<p><i>Maps:</i> http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=471500.0&y=106500.0&topic=floodmap&ep=map&scale=8&location=Havant,%20Hampshire&lang=en&layerGroups=default&distance=&textonly=off</p> <p><i>Havant Core Strategy (2011)</i></p> <p><i>Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011:</i> http://www.havant.gov.uk/pdf/Borough%20Design%20Guide%20SPD%20V2%20with%20Copyright.pdf</p>	
	Q5b	Will it reduce the risk of damage to property from storm events?	% of developments meeting the minimum standards for the "Surface Water Run-Off" and "Surface Water Management" categories in the Code for Sustainable Homes			
			No. of planning permissions incorporating SUDS			
	Q5c	Will it facilitate townscape change for climate change adaptation (e.g. by protecting key landscape and biodiversity features)?	Amount of new greenspace created per capita			
			Amount of greenspace lost through new development			
	Q5d	Will it encourage the development of buildings prepared for the impacts of climate change?	No of developments incorporating energy efficiency measures and No. of homes/developments linked to a combined heat and power system			
6	Protect, enhance and manage sites, features, areas and landscapes of archaeological, historical and cultural heritage importance and	Q6a	Will it preserve buildings of architectural or historic interest and, where necessary, encourage their conservation and renewal?	Number of Grade I and Grade II* buildings at risk or lost through development	None (English Heritage)	<i>Havant Core Strategy (2011)</i>
				Number of Grade II and locally listed buildings at risk or lost through development	None (English Heritage)	
		Q6b	Will it preserve or enhance archaeological	No of archaeological sites/remains lost or put at risk through proposed	None (English Heritage)	

	their setting.		sites/remains?	development		rough%20Design%20Guide%20SPD%20V2%20with%20Copyrig ht.pdf
				Number/proportion of development proposals informed by archaeological provisions, including surveys where appropriate	All (English Heritage)	<i>Havant Conservation Areas and Management Appraisals:</i> http://www.havant.gov.uk/havant-3930
		Q6c	Will it improve and broaden access to, understanding, and enjoyment of the historic environment?	Annual number of visitors to historic attractions including historic centres such as Emsworth and Havant.		<i>National Heritage List for England (English Heritage):</i> http://list.english-heritage.org.uk/
		Q6d	Will it preserve or enhance the setting of cultural heritage assets and conservation areas?	Number of applications approved/refused where development would have adversely affected a conservation area and its setting. No of sites which could damage or pose a risk to cultural heritage assets		<i>Hampshire County Council Archaeology and Historic Buildings Record Search:</i> http://historicenvironment.hants.gov.uk/AHBSearch.aspx English Heritage At Risk Register: http://risk.english-heritage.org.uk/register.aspx
		Q6e	Will it protect Havant's Leigh Park Registered Park and Garden and its setting?	Distance of new development in relation to Leigh Park.		<i>Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011:</i> http://www.havant.gov.uk/pdf/Borough%20Design%20Guide%20SPD%20V2%20with%20Copyrig ht.pdf
7	Protect, enhance and	Q7a	Will it preserve or enhance the setting of cultural	Number of applications approved/refused where		<i>Hampshire Integrated Character Assessment:</i>

	manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		heritage assets?	development would have adversely affected a conservation area and its setting.		http://www3.hants.gov.uk/landscape-and-heritage/planning-the-landscape/landscape-character/hampshire-integrated-character-assessment.htm <i>Havant Borough Townscape, Landscape and Seascap</i> <i>Character Assessment:</i> http://www.havant.gov.uk/havant-7364 <i>Chichester Harbour AONB Management Plan 2009-2014:</i> http://www.conservancy.co.uk/page/management-plan/307/ <i>Chichester Harbour AONB Landscape Character Assessment:</i> http://www.conservancy.co.uk/assets/assets/landscape_2006.pdf
				% of allocations located in or adjacent to a conservation area		
		Q7b	Will it safeguard and enhance the character of the landscape / townscape and local distinctiveness and identity?	Traffic growth- % of development encouraging the use of the car		
				Reuse of buildings of heritage value		
		Q7c	Will it support the integrity of the Chichester Harbour AONB?	% of new development located within the AONB		
8	Protect, enhance and manage biodiversity and geodiversity.	Q8a	Will it lead to a loss of or damage to biodiversity interest?	No. of new development located on or adjacent to nationally and locally designated sites important for nature conservation		<i>Havant BAP (2011):</i> http://www.havant.gov.uk/pdf/Havant%20BAP%20Compiled%20Final%20Draft%2019aug.pdf <i>Nature on the Map:</i> http://www.natureonthemap.naturalengland.org.uk/
				% of new development on supportive sites important for wading and over wintering bird species		
		Q8b	Will it lead to habitat creation,	Area of Nature Conservation designation		

		matching BAP priorities?	per 1,000 population (ha)	population (Natural England)	<p><i>MAGIC:</i> http://magic.defra.gov.uk/</p> <p><i>Solent Disturbance and Mitigation Project:</i> http://www.solentforum.org/forum/sub_groups/Natural_Environment_Group/Disturbance_and_Mitigation_Project/</p> <p><i>Solent Waders and Brent Goose Strategy (2010):</i> http://www.solentforum.org/forum/sub_groups/Natural_Environment_Group/Waders%20and%20Brent%20Goose%20Strategy/</p> <p><i>Hampshire Biodiversity Opportunity Areas:</i> http://www3.hants.gov.uk/biodiversity/hbic/hbic-projects/hbic-boas.htm</p>
			Area of new habitat creation reflecting Havant BAP priorities		
			Extent and condition of key habitats set out within the Havant BAP		
	Q8c	Will it maintain and enhance sites nationally designated for their biodiversity interest and increase their area?	No. of new development located on or adjacent to nationally and locally designated sites important for nature conservation.		
			% of new development on supportive sites important for wading and over wintering bird species		
	Q8d	Will it lead to the loss or damage of sites designated for their geodiversity interest?	Area designated for geological interest		
	Q8e	Will it maintain and enhance sites designated for their geodiversity interest?	Condition of geological SSSIs		
	Q8f	Will it link up areas of fragmented habitat?	% of new development incorporating GI into their designs		
	Q8g	Will it increase awareness of biodiversity and geodiversity assets?	% of developer contributions supporting biodiversity/geodiversity education institutions such as nature reserves.		
9	Protect and conserve natural	Q9a	Will it include measures to limit water consumption?	% of new development incorporating water	<i>Hampshire Minerals and Waste Plan (Draft 2012):</i>

	resources.			efficiency measures		http://consult.hants.gov.uk/portal/pdpp/submission_-_draft_hmwp
	Q9b	Will it safeguard the Borough's minerals resources for future use?	No. of new development on or adjacent to known mineral deposits			<i>Portsmouth Water Resource Management Plan (2009):</i> http://www.portsmouthwater.co.uk/news/default2.aspx?id=424
	Q9c	Will it utilise derelict, degraded and under-used land?	No. of allocations/developments built on previously developed land			<i>DECC Energy Efficiency Statistics:</i> http://www.decc.gov.uk/en/content/cms/statistics/energy_stats/en_effic_stats/en_effic_stats.aspx
			Previously developed land that has been vacant or derelict for more than five years			
	Q9d	Will it lead to the more efficient use of land?	Housing density in new development: average number of dwellings per hectare			<i>Havant Core Strategy (2010)</i>
	Q9e	Will it lead to reduced consumption of materials and resources?	Percentage of commercial buildings meeting BREEAM Very Good Standard or above or equivalent			<i>MAGIC:</i> http://magic.defra.gov.uk/website/magic/
			Percentage of housing developments achieving a three star or above sustainability rating as stipulated by the Code for Sustainable Homes			
Q9f	Will it lead to the loss of the best and most versatile agricultural land?	Area of Grade 2 and 3a agricultural land lost to new development				
10	Reduce waste generation and disposal, and promote the	Q10a	Will it provide facilities for the separation and recycling of waste?	Type and capacity of waste management facilities		<i>Hampshire Minerals and Waste Plan (Draft 2012):</i> http://consult.hants.gov.uk/portal/pdpp/submission_-_draft_hmwp
				Household waste (a) arisings and (b) recycled or		

	waste hierarchy of reduce, reuse, recycle/compost, energy recovery and disposal.			composted		
		Q10b	Will it encourage the use of recycled materials in construction?	Reuse of recycled materials from former building stock and other sources		<i>DEFRA Waste Statistics:</i> http://www.defra.gov.uk/statistics/environment/waste/wrfq23-wrmsannual/
11	Improve the efficiency of transport networks by increasing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	Q11a	Will it reduce the need to travel?	Percentage of completed significant local service developments located within a defined centre		<i>South Hampshire Local Transport Plan 3 (2011):</i> http://www3.hants.gov.uk/tfsh/tfs-h-what-tfsh-does/local-transport-plan3.htm <i>Active Travel Study 2011 - 2016 Incorporating the cycle and walking strategies (October 2011):</i> http://www.havant.gov.uk/pdf/HBC%20Active%20Travel%20Study%202011.pdf <i>Havant Bus services:</i> http://www.havant.tbctimes.co.uk/ Sustrans: http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&ved=0CF4QjBAwAQ&url=http%3A%2F%2Fwww.sustrans.org.uk%2Fwhat-we-do%2Fnational-cycle-network%2F&ei=7awaUKbMKOK-0QXdnoEg&usq=AFQjCNHvNO5G1CQASGYBNGdVymnLLuYd
				Average distance (km) travelled to fixed place of work		
				Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre		
				Ease of access to key local services		
		Q11b	Will it encourage walking and cycling?	Percentage of people aged 16-74 who usually travel to work by bicycle or on foot		
				Proportion of new development providing cycle parking		
		Q11c	Will it reduce car use?	Percentage of people aged 16-74 who usually travel to work by driving a car or van		
		Q11d	Will it encourage use of	Percentage of people aged		

		public transport?	16-74 who usually travel to work by bus or train		ig <i>ONS travel to work statistics:</i> http://www.neighbourhood.statistics.gov.uk/dissemination/ <i>Havant Core Strategy (2011)</i>	
			Number of journeys made by bus per annum			
			Percentage of development in urban/rural areas within 400m or 5 minutes walk of half hourly bus service			
			Number of journeys made by train per annum			
		Q11e	Will it provide adequate means of access by a range of sustainable transport modes?	Distance of new development to existing or proposed public transport routes		
				Provision of new walking and cycling links to accompany new development		
		Q11f	Will it help limit the effect of HGV traffic flows?	HGV traffic flows on residential roads		
12	Improve air, water and soil qualities through reducing pollution both diffuse and point source.	Q12a	Will it lead to improved air quality?	Number and area of Air Quality Management Areas	To meet national Air Quality Standards	<i>MAGIC:</i> http://magic.defra.gov.uk/website/magic/ <i>Environment Agency water quality and pollution maps:</i> http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=pollution&layerGroups=default&lang=en&ep=map&scale=8&x=471500&y=106500 <i>South East River Basin Management Plan (2009):</i>
				No. of days when air pollution is moderate or high for NO ₂ , SO ₂ , O ₃ , CO or PM ₁₀	To meet national Air Quality Standards	
		Q12b	Will it lead to improved water quality of both surface water groundwater features in line with WFD objectives?	% of developments occurring in areas with known waste water treatment capacity issues	All inland water bodies to reach at least "good status" by 2015 (Water Framework Directive)	
				% change in pollution incidents		
				No. of planning permissions	All (Environment agency)	

			incorporating SUDS		http://www.environment-agency.gov.uk/research/planning/124978.aspx
		Q12c	Will it lead to loss of the highest quality agricultural land?	Area of Grade 1, 2 and 3a land lost through highways improvements	
		Q12d	Will it maintain and enhance soil quality?	Area of contaminated land (ha)	<i>Air Quality: Progress Reporting (2007)</i> http://www.havant.gov.uk/havant-8772
				No. of development which result in the clean-up of contaminated sites	
		Q12e	Will it reduce the overall amount of diffuse pollution to air, water and soil?	% change in pollution incidents	
13	Reduce poverty and social exclusion and close the gap between the most deprived areas in the Borough and the rest of the Borough.	Q13a	Will it improve accessibility to key services and facilities?	Percentage of completed highways improvements in deprived areas	<i>Office for National Statistics:</i> http://www.neighbourhood.statistics.gov.uk/dissemination/
		Q13b	Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life?	Percentage of adults surveyed who feel they can influence decisions affecting their own local area	<i>Index of Multiple Deprivation 2010:</i> http://www3.hants.gov.uk/factsandfigures/key-facts/kf-havant.htm
		Q13c	Will it improve the satisfaction of people with their neighbourhoods as a place to live?	% respondents very or fairly satisfied with their neighbourhood	<i>Havant Sustainable Communities Strategy 2008-2012:</i> http://www.hcp-partnership.org.uk/
				Number/proportion of highways works seeking to enhance the setting of the environment	
Q13d	Will it reduce crime and the fear of crime?	Crime Deprivation Index	<i>Havant Core Strategy (2011)</i>		
14	Ensure easy and equitable access to services,	Q14a	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality,	Location of new development in relation to key services and facilities	<i>Office for National Statistics:</i> http://www.neighbourhood.statistics.gov.uk/dissemination/

facilities and opportunities.		background or location?			<p><i>Index of Multiple Deprivation 2010:</i> http://www3.hants.gov.uk/factsandfigures/key-facts/kf-havant.htm</p> <p><i>Havant Sustainable Communities Strategy 2008-2012:</i> http://www.hcp-partnership.org.uk/</p> <p>Havant Core Strategy (2011)</p>
	Q14b	Will it improve local accessibility of employment, services and amenities?	Index of access to work, healthcare and shopping centres (Indices of Deprivation)		
	Q14c	Will it increase provision of local services and facilities and reduce centralisation?	Percentage of residents surveyed finding it easy to access key local services		