

Site Assessment Evaluation Framework Cabinet Summary for BARTON FARM, WINCHESTER

Based on Sustainability Appraisal Framework approved by LDF Cabinet December 2007

19.1.09

KEY	
DG	Development actively encouraged as it would resolve an existing sustainability problem
LG	No sustainability constraints and development acceptable
B	Neutral effect
Y	Potential sustainability issues; mitigation and / or negotiation possible
O	Problematic and improbable because of known sustainability issues; mitigation or negotiation difficult and/or expensive
R	Absolute sustainability constraints to development
?	Unknown/uncertain effect
N/A	Where SA objectives are not applicable to the option/policy being assessed

	SA OBJECTIVE			Comments
1	Building Communities			
	To create and sustain communities that meet the needs of the population and promote social inclusion		Y	<p>The site adjoins the built up area of Winchester to south and south west and is adjoined by Headbourne Worthy to east: it is bounded by the A34 to the north and the Andover Road to the west.</p> <p>The Andover Road and Worthy Lane give access to the city centre and adjoining communities. A railway line runs north/south through the site. A pedestrian footpath passes underneath this but this otherwise forms a barrier.</p> <p>There is a well developed footpath network (including some informal paths) across the site: its extension, and upgrading to a cycle network could be secured by the development of the site, resulting in improved links with existing communities. In addition, to further integrate the site, an improved public transport network, possibly incorporating park and ride could be secured.</p> <p>If, as the result of the size of a proposed development, there is a need for services, for example schools, shops and recreation areas, these will be provided or existing facilities improved: the size of the site means that it has the potential to form a definable community within the city, much like Weeke or Harestock.</p>

2	Infrastructure			
	<p>To provide for the timely delivery of infrastructure suitable to meet community needs</p> <p>Definition of infrastructure: transport, affordable housing, education, health utilities etc (Source, SE Plan)</p>		Y	<p>For footpath and cycle network provision and public transport see objective 1</p> <p>In accordance with PPS3, WCC would secure a proportion of affordable housing provision on this site.</p> <p>WCC would require infrastructure to meet community needs such as a primary school and health utilities.</p> <p>The southern part of the site is within walking distance of local shops in Harestock and Henry Beaufort School.</p> <p>More work required to ensure the provision of all necessary infrastructure were this site to come forward for development. Utility providers have not indicated any specific constraints on this site.</p>
3	Housing			
	<p>To provide good quality housing for all</p>		Y	<p>The Environmental Protection Officer has reported on two known areas of contamination on the site:</p> <ul style="list-style-type: none"> i. record of unauthorised waste management activity at Barton Farm itself: construction and demolition materials and inert materials deposited; ii. record of former chalk pit to east of site adjacent to railway line. <p>Environmental Health has reported that noise from road and rail would be an issue for properties nearest source. Highways input required to determine how site could best be accessed subject to constraints.</p> <p>With the exception of the north west corner of the site, no works exceeding 90m in height are permissible due to the Civil Aviation Height Restriction.</p> <p>Significant sewer line bisects site from west to east: the scale of the site means that this alone would not prevent the site coming forward for residential development.</p> <p>Part of site south of Barton Farm shown as Natural Greenspace in PPG17 Review, Final Report April 2008. This is currently farmland.</p> <p>Agents representing owners of three parcels of land which make up the whole of this site have stated a will for this land to be developed for housing.</p> <p>The assessment of the suitability of this site to provide good quality housing for all must take account of all other constraints set out in this appraisal.</p>

4	Economy and Employment			
	To maintain the buoyant economy and develop greater diversity that meets local needs		B	<p>Please see comments under housing, above.</p> <p>Based on initial strategic work and subject to constraints highlighted elsewhere in this appraisal, there is no apparent reason why this site, with careful planning, could not be used for mixed use or employment purposes. However, further detailed work, including a traffic study and Masterplan/Design Brief would be needed to take such a proposal forward.</p> <p>The potential impact of employment uses on the amenity of existing housing near the site needs to be taken into account.</p> <p>Winchester District Economic and Employment Land Study Supplementary Report November 2008: "Best suited future employment use B1 knowledge based activities. Good location for sustainable urban extension although not ideal for a business park. More than compensated by attractive environment and potential for profitable mixed use development."</p> <p>The assessment of the suitability of this site to provide employment or mixed uses must take into account all other constraints set out in this appraisal.</p>
5	Transport			
	To increase accessibility; reduce car usage and the need to travel		B	<p>This site is highly accessible from the north as a result of the A272 and A34 junctions. However, the Highways Agency have expressed concern about the impact of development close to these junctions.</p> <p>The existing bus service along the Andover Road and Worthy Lane is infrequent (hourly or less frequent on the Andover Road, two hourly on Worthy Lane). The southern part of the site is in walking distance of the railway station.</p> <p>There is a well developed footpath network (including some informal paths) across the site.</p> <p>South Wonston Parish Council currently proposes a cyclepath from South Wonston into Winchester.</p> <p>The extension of the existing footpath network, and upgrading to a cycle network could be secured by the development of the site, resulting in improved links with existing communities. In addition, an improved public transport network, possibly incorporating park and ride could be secured.</p>

6	Health		
	To improve the health and well being of all		<p>Y</p> <p>The ability for this site to provide allotments, recreational open space and a more extensive footpath network needs to be taken into account in assessing this site for development.</p> <p>The site does include small areas of grade 3a and grade 2 quality ag. land on site (source: paper map – last revised 12.11.97). Need to assess whether loss of this can be justified when taken alongside other sustainability considerations (PPS7 para28). Mitigation could be secured by provision of renewable energy sources as part of development or by the potential to improve health and well being by, for example, provision of recreational land.</p>
7	Water		
	To protect, enhance and manage water resources in a sustainable way		<p>Y</p> <p>Site contains Zone 2 and Zone 3 designations and localised flood area: masterplanning could ensure that these areas, which are localised within the site, are maintained as open space.</p> <p>Site is within water catchment area for River Itchen.</p> <p>Further work needed particularly in relation to SUDS, impact development of this site would have on runoff, groundwater and future potential flooding and the Water Framework Directive.</p>
8	Waste		
	To ensure sustainable waste management		<p>Y</p> <p>More work needed to ensure elements of sustainable waste management can be accommodated within the site.</p>
9	Climate Change		
	To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy		<p>B</p> <p>The site contains south facing slopes: passive and active solar energy production could therefore be secured.</p> <p>A significant area to the north of Wellhouse Lane has been shown to be a less constrained zone in the "Renewable Energy Study for Winchester District" by esd Consultants, January 2009. The open aspect and elevated ground has the potential to optimise prevailing SW winds: there is therefore the potential for wind turbines to be located on part of the site.</p> <p>As a result of the valley topography there is the potential for SUDS features.</p> <p>Development of this site would result in loss of greenfield land which may contribute to urban cooling: once developed; this area would extend the urban heat island and increase car borne traffic in and around Winchester.</p>

10	Sustainable Construction			
	To promote the sustainable design and construction of buildings and places		Y	WCC will require that all sites coming forward for development promote the sustainable design and construction of buildings and places in accordance with the Hampshire Minerals and Waste Core Strategy and other relevant guidance.
11	Biodiversity			
	To conserve and enhance biodiversity		Y	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Protected sites as the eastern site boundary is close to the River Itchen, a designated SAC (Special Area of Conservation: European status). R Itchen and surrounds also SSSI (statutory designation), which abuts eastern site boundary at Abbots Barton. 2. Wildlife habitats and species in protected areas outlined above as site is within water catchment area for R Itchen. 3. Characteristic large field pattern within site bordered by long hedgerows with intermittent copses/shelterbelts provides important nature conservation interest and wildlife corridors within a mainly arable landscape. Low level of overall tree cover throughout site (typical of open downland landscape). 4. Good existing network of tracks and rights of way throughout site links green spaces / wildlife corridors, providing easily accessible contact with natural environment and enjoyment both within and beyond the site.
12	Heritage			
	To protect and enhance built and cultural heritage		Y	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. The semi-rural landscape setting of Headbourne Worthy, its Listed Buildings and Headbourne Worthy Grange (Hants Register of Historic Parks and Gardens); all contribute to the character of village settlement and local distinctiveness. Greatest impact on HW is the site east of the railway line. 2. Local distinctiveness of well defined setting of Winchester city, presently contained by steep mainly undeveloped slopes in sheltered valley setting. 3. Multi period site of potentially national importance E of railway line. 4. Historic feature constraint alongside Andover Road boundary possibly associated with Roman Road. <p>Ref: WCC Archaeology Officer Initial Appraisal: GIS constraint maps; site appraisal; Winchester City and its Setting document (1999).</p>

13	Landscape and Soils		
	<p>To protect and enhance the character and quality of the landscape of Winchester District</p>	<p>O</p>	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Proposed SDNP (South Downs National Park) which is close to E site boundary at Abbots Barton. Extent of impact on SDNP area unknown re tranquillity; dark night skies; distant views; quality and character of its wider landscape setting. 2. Existing landscape character of site and wider landscape as identified in Landscape Character Assessment. 3. Well defined setting of Winchester city, presently contained by steep mainly undeveloped slopes in sheltered valley setting as identified in Winchester City and its Setting document. The entire site is described as a 'supportive' setting ie providing backdrop and sense of place for city & approaches. 4. Important views that contribute to landscape character and local distinctiveness: <ol style="list-style-type: none"> a) Significant views to and from historic landscape features eg Cheesefoot Head. b) Skyline features to and from site eg Cheesefoot Head; tree belt adjacent right of way within site as viewed from city. c) Visual links to and from AONB and proposed SDNP from northern half of site. d) Views of Kings Worthy from northern half of site seen as a separate settlement within its wider landscape setting. e) Views of Headbourne Worthy east of railway line seen as a separate settlement within its wider landscape setting. f) Panoramic views to and from the two main E-W ridgelines visually connect site with wider landscape (re Landscape Character Assessment) and the well defined valley setting of Winchester city (re Winchester City and its Setting document). 5. Existing characteristic large field pattern with long tracts of hedgerow links intermittent copses and shelterbelts. Good existing network of tracks and rights of way throughout the site links these green spaces / wildlife corridors, providing easily accessible contact and enjoyment with natural environment within and beyond the site. Natural green space identified in S section of site edge of built environment (PPG 17 Review). 6. Existing weak boundary planting and low level of overall 'on site' tree cover. Exception: roadside boundary vegetation to E of railway line ie Well House Lane & Abbots Barton Road. Scarcity of tree/hedgerow cover increases amenity value of protected and non-protected 'on site' vegetation as contributes to landscape character. Site would benefit from strengthening of existing boundary vegetation and green corridors within site. Protected TPO trees In SE corner at Francis Gardens. 7. Pedestrian and vehicular connectivity as N-S railway line dissects site severely restricting access to site E of railway and to Headbourne Worthy. 8. Landscape character of site boundaries when considering proposed vehicular access into site; E of railway very restrictive as is potential access from Well House Lane and B3047; all constrained by roadside banks and green corridors that contribute to local character. Access from Andover Road constrained by offsite historic feature and avenue (Ref: initial archaeology appraisal).

				<p>9. The semi-rural landscape setting of Headbourne Worthy, its Listed Buildings and Headbourne Worthy Grange (Hants Register of Historic Parks and Gardens) all contribute to the character of village settlement and local distinctiveness. Greatest impact on HW is the site area east of the railway line.</p> <p>Ref: European Landscape Convention (2000); Winchester Landscape Character Assessment (March 2004); Winchester City and its Setting document (1999); Local Plan Policy including W1; GI Technical Statement: PPG 17 Open Spaces Review (Sept 2008); PPS 3: CPRE website for tranquillity maps and dark night skies.</p>
14	Built Environment			
	To secure high standards of design		Y	<p>The eastern part of this site lies between Abbots Barton and Headbourne Worthy. It is currently in agricultural use. Masterplanning would take into account Headbourne Worthy's character as a village, physically separate from the City of Winchester and would require that all development is built to high standards of design.</p>
15	Pollution			
	Minimise local and global sources of pollution		Y	<p>The investigation of suspected contaminants on site as a result of its proposed development would be an improvement on existing situation</p> <p>Careful design required to minimise potential light pollution particularly that emanating from northern part of site, were that to be developed.</p> <p>WCC would require assessment of impact of significant development and resulting traffic flow on air quality in City.</p>