

# Site Assessment Evaluation Framework Cabinet Summary for TEG DOWN, 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>A significant portion of the site is bounded by the built up area of Winchester to the north, south and east. To the west lies open countryside.</p> <p>The existing roads serving the site are Sarum Road and Lanham Lane. These are not main city centre feeder roads .</p> <p>There is an hourly bus service in Teg Down to the north east of the site: there is a frequent service along Romsey Road but this could only be accessed easily on foot from a small part of the southern boundary of the site. Highways input needed to assess whether an improved public transport service could be accommodated on existing roads or whether existing roads can be upgraded.</p> <p>This site is crossed by a bridleway linking Sarum Road and Teg Down and Sarum Road and Lanham Lane via the Clarendon Way. Masterplanning could secure an extended pedestrian and cycle network enhancing the site's integration with the existing community.</p> <p>If, as the result of the size of a proposed development, there is 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</p>

				has the potential to form a definable community within the city, much like Teg Down.
<b>2</b>	<b>Infrastructure</b>			
	<b>To provide for the timely delivery of infrastructure suitable to meet community needs</b>  Definition of infrastructure: transport, affordable housing, education, health utilities etc (Source, SE Plan)		<b>O</b>	<p>For footpath and cycle network provision and public transport see objective 1.</p> <p>This site is not accessible to main roads.</p> <p>In accordance with PPS3, WCC would require a proportion of affordable housing provision on this site.</p> <p>WCC would require infrastructure to meet any community needs such as a primary school and health utilities.</p> <p>Local shops and community facilities at Weeke and on the Stockbridge Road are a significant walk from this site. Kings' School adjoins the site.</p> <p>Utility providers have not indicated any specific constraints on the site.</p> <p>More work required to ensure the provision of all necessary infrastructure were this site to come forward for development.</p>
<b>3</b>	<b>Housing</b>			
	<b>To provide good quality housing for all</b>		<b>O</b>	<p>The Environmental Protection Officer has reported the existence of an isolation hospital to the north west of the junction of Sarum Road and the Clarendon Way between 1938 and 1962. Further investigation needed.</p> <p>Electricity overhead cables cross western part of the site.</p> <p>Civil Aviation Height Restrictions exist and vary across site: works exceeding 15 m restricted over part of site—see GIS map.</p> <p>To the west of the site is an area where radon is present and action is required; masts located within site to west.</p> <p>A large part of site is shown as Outdoor Sports Facility ( a golf coursewith limited access) in PPG17 Review, Final Report April 2008.</p> <p>Highways input required to determine how site could best be accessed, subject to constraints.</p>

				<p>Agents representing owners of six parcels of land have responded to the consultation advocating their land for development. These parcels constitute only a part of the site.</p> <p>The assessment of the suitability of this site to provide good quality housing for all must take into account all other constraints set out in this appraisal.</p>
4	<b>Economy and Employment</b>			
	<b>To maintain the buoyant economy and develop greater diversity that meets local needs</b>		O	<p>Please see comments under housing.</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>Please note: Consultants did not look at this site as part of the Winchester District Economic and Employment Land Study Nov. 2008</p> <p>The assessment of the suitability of this site to provide employment or mixed uses must take into account the above and all other constraints set out in this appraisal.</p>
5	<b>Transport</b>			
	<b>To increase accessibility; reduce car usage and the need to travel</b>		O	<p>The existing roads serving the site are Sarum Road and Lanham Lane. These are not main city centre feeder roads.</p> <p>There is an hourly bus service in Teg Down to the north east of the site: there is a frequent service along Romsey Road but this could only be accessed easily on foot from a small part of the southern boundary of the site. Highways input needed to assess whether an improved public transport service could be accommodated on existing roads or whether existing roads can be upgraded.</p> <p>This site is crossed by a bridleway linking Sarum Road and Teg Down and Sarum Road and Lanham Lane via the Clarendon Way. Masterplanning could secure an extended pedestrian and cycle network enhancing the site's accessibility.</p>
6	<b>Health</b>			
	<b>To improve the health and well being of all</b>		Y	<p>The site currently includes the Royal Winchester Golf Club. This is allocated as an Outdoor sports facility (limited access) in the PPG17 review final report April 2008.</p>

				<p>To the north of the area is Lanham Lane, a well developed and well used footpath.</p> <p>The ability for this site to provide allotments, recreational open space and a more extensive footpath and cycle network needs to be taken into account in assessing this site for development.</p> <p>The GIS map shows this site as grade 3 agricultural land. <i>(Information needed on break down between 3a and 3b – this area was not surveyed in 1997 and so no break down given on paper map).</i></p>
7	Water			
	To protect, enhance and manage water resources in a sustainable way		B	<p>No Flood Zone 2 or 3 within site</p> <p>Further work needed in relation to SUDS and the Water Framework Directive and in relation to the impact the development of this site would have on runoff, groundwater and future potential flooding.</p>
8	Waste			
	To ensure sustainable waste management		Y	<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		O	<p>Mainly N and E-W facing slopes within site; S facing slopes minimal and steep restricting potential development use of S facing slopes for solar energy.</p> <p>High point 150.0m within site is current location for existing group of telecom masts which restricts potential additional use of wind turbines in this elevated location. An area slightly overlapping with the extreme northwest of this site has been shown as a less constrained zone in the "Renewable Energy Study for Winchester District" by esd Consultants, January 2009</p> <p>The development of this site would result in the 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	<b>Sustainable Construction</b>			
	<b>To promote the sustainable design and construction of buildings and places</b>		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	<b>Biodiversity</b>			
	<b>To conserve and enhance biodiversity</b>		O	<p>Proposed development may impact on:</p> <ol style="list-style-type: none"> <li>1. Protected sites within or close to the site. Approx half of the site is a designated SINC (existing Royal Winchester golf course). Small SINC site on reservoir land N of Lanham Lane. SSSI approx 500m to W of site beyond main ridgeline.</li> <li>2. Intermittent groups of existing trees/ copses/ hedgerows around Sarum Farm and masts; along Clarendon Way, Lanham Down, Lanham Lane together provide valuable wildlife/green corridors within mixed land use of arable, paddocks, golf-course (SINC).</li> <li>3. Existing golf course acts as green corridor and buffer to edge of built development.</li> <li>4. Three well used rights of way through golf course, Clarendon Way (along W boundary) and Lanham Lane (N boundary) may benefit from improved interconnectivity allowing greater appreciation and contact with natural environment.</li> </ol>
12	<b>Heritage</b>			
	<b>To protect and enhance built and cultural heritage</b>		O	<p>Proposed development may impact on:</p> <ol style="list-style-type: none"> <li>1. Scheduled Monument and earthworks on golf course. Site and setting a potential constraint.</li> <li>2. Archaeological potential as area is rich in prehistoric features; field systems may be related to scheduled Romano-British occupation site on Teg Down.</li> <li>3. Characteristics of Lanham Lane indicate possible holloway and/or historic boundary with ancient yews and other veteran trees.</li> <li>4. Route of Roman Road on S boundary.</li> </ol> <p>Ref: WCC Archaeology Officer Initial Appraisal: GIS constraint maps; site appraisal.</p>

13	Landscape and Soils			
	To protect and enhance the character and quality of the landscape of Winchester District		O	<p>Proposed development may impact on:</p> <ol style="list-style-type: none"> <li>Existing landscape character of site and wider landscape as identified in Landscape Character Assessment.</li> <li>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 site is described as a mainly 'distinctive' setting ie specifically recognisable and distinctive to Winchester.</li> <li>Two main ridgelines cross NE – SW through the site (100.0m – 150.0m ht OD) ie along N boundary and along E boundary, latter containing existing edge of built development.</li> <li>Important views to and from site that may impact on wider landscape character and local distinctiveness: <ol style="list-style-type: none"> <li>Skyline features to and from site eg tree cover along Chilbolton Avenue when viewed from city; planting around Teg Down masts; trees along Lanham Lane when viewed from N (including veteran trees; historic hedgerow?).</li> <li>Panoramic views to and from highest point within site (150.0m ht) and ridgeline along N boundary visually connect site with wider landscape (re Landscape Character Assessment) and well defined valley setting of Winchester (re Winchester City and its Setting document).</li> </ol> </li> <li>Existing rights of way along Clarendon Way, Lanham Lane and through golf course are valuable green corridors providing amenity value within mixed land use of arable, paddocks, golf-course.</li> <li>Intermittent groups of non protected trees/ copses/ hedgerows throughout site, around Sarum Farm and masts; along Clarendon Way, Lanham Down, Lanham Lane contribute to visual amenity and landscape character. Potential for further strengthening and enhancement.</li> <li>Extensive line of TPO trees within and adjoining golf course. Additional groups along N and E boundaries.</li> <li>Character of lanes and site boundaries including existing trees and hedgerows to be safeguarded along W and N boundaries restricting potential vehicular access into site.</li> </ol> <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		B	WCC will require that all development is built to high standards of design.

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 if the site were to be developed.</p> <p>WCC would require assessment of impact of significant development and resulting traffic flow on air quality in City.</p>