

Site Assessment Evaluation Framework Cabinet Summary for PITT, 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	O	<p>The site adjoins Oliver's Battery to the south east and Kilham Lane to the north east. It includes Pitt Village. To the north, west and south west it adjoins open countryside.</p> <p>Sarum Road, Enmill Lane and the northern part of Kilham Lane are narrow roads limiting easy access to the built up area of Winchester from the north and the western parts of the site. Part of the site is served by a frequent (every 10 minutes) bus service along the Romsey Road. Highways input is needed to assess whether an improved public transport system could be accommodated on existing roads to the north and west of the site or whether existing roads could be improved.</p> <p>There is not a well developed footpath or cycle network across this site. The introduction of such a network to improve links with existing built up areas, could be secured by the site's development.</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 Oliver's Battery.</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>Sarum Road, Enmill Lane and the northern part of Kilham Lane are narrow roads limiting easy access to the built up area of Winchester from the north and western parts of the site.</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 including the corner shop at Battery Hill, and the parades in Oliver's Battery are within walking distance of the south eastern section of the site. The church in Oliver's Battery, which is used as a community facility, is also within walking distance of the site.</p> <p>Utility providers have not indicated any specific constraints on this site.</p> <p>More work required to ensure the provision of all necessary infrastructure were this site to come forward for development.</p>
3	Housing			
	<p>To provide good quality housing for all</p>		Y	<p>Electricity overhead cables cross the site.</p> <p>Civil Aviation Height Restrictions and vary across site – see GIS map.</p> <p>To the north of the site is an area where radon is present and action is required.</p> <p>South Winchester Golf course, to the southeast of the site is shown as a golf course 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 three parcels of land which make up part of this site have responded to the consultation. Those three have stated that the land is available for housing. No agents have come forward to represent the owners of the eastern wedge 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	Economy and Employment			
	To maintain the buoyant economy and develop greater diversity that meets local needs		Y	<p>Please see comments under housing.</p> <p>No owners have come forward advocating this site for employment purposes.</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 all other constraints set out in this appraisal.</p>
5	Transport			
	To increase accessibility; reduce car usage and the need to travel		B	<p>Sarum Road, Enmill Lane and the northern part of Kilham Lane are narrow roads limiting easy access to the built up area of Winchester from the north and the western parts of the site. Part of the site is served by a frequent (every 10 minutes) bus service along the Romsey Road. Highways input is needed to assess whether an improved public transport system could be accommodated on existing roads to the north and west of the site or whether existing roads could be improved.</p> <p>There is one footpath that crosses the golf course that forms part of this site: adjoining the north eastern boundary of the site is Kilham Lane which is designated as a national trail or a recreational path.</p> <p>Masterplanning could secure an improved public footpath and bridleway network and public transport improvements, thus enhancing the site's accessibility.</p>
6	Health			
	To improve the health and well being of all		Y	<p>The site currently includes South Winchester Golf Club.</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 site does include a small area of grade 3a quality agricultural land around Pitt (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). Mitigated 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		B	<p>There is no flood zone 2 or 3 within site.</p> <p>Further work needed particularly in relation to SUDS, the 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		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		Y	<p>Valley topography and existing lake features may assist SUDs objectives</p> <p>The site contains south facing slopes to the north and south of Pitt village and therefore has the potential for development to generate passive and active solar energy.</p> <p>An area close to, but outside, of this site to the south west has been shown to be 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	Sustainable Construction			
	To promote the sustainable design and construction of buildings and places		Y	<p>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.</p>

11	Biodiversity			
	To conserve and enhance biodiversity		Y	<p>Proposed development may impact on:</p> <ol style="list-style-type: none"> 1. Protected sites within or close to the site; potential impact minimal as there is only one known protected site within the site, a SINC located close to Pitt Manor. Outside site boundaries, there are SINC's to N, SE and SW of site and an SSSI site c 650.0m beyond NW corner. 2. Characteristic large field pattern within site, mainly arable, with occasional small copses. Hedgerows mainly along roadside. Sparse tree cover throughout. Site would benefit from strengthening of wildlife corridors and improved interconnectivity. 3. Existing golf course with lakes and planting provides important wildlife corridor / buffer to existing built development. 4. Grounds of Pitt Manor (including boundary vegetation) with its historic park and garden status (Hants Register) have potential high biodiversity value.
12	Heritage			
	To protect and enhance built and cultural heritage		O	<p>Proposed development may impact on:</p> <ol style="list-style-type: none"> 1. Grounds of Pitt Manor on Hants Register of Historic Parks and Gardens. Archaeology potential within historic site requires further investigation. 2. Integrity of village of Pitt with its high proportion of Listed Buildings set within its wider landscape setting and its significant contribution to local distinctiveness. 3. High archaeology potential for prehistoric monuments within site. 4. Two N-S ridgelines across site and E-W ridgeline along N boundary (line of Roman Road) integral to distinctive setting of Winchester <p>Ref: WCC Archaeology Officer Initial Appraisal: GIS constraint maps: site appraisal; Winchester City and its setting document.</p>
13	Landscape and Soils			
	To protect and enhance the character and quality of the landscape of Winchester District		O	<p>Proposed development of site may impact on:</p> <ol style="list-style-type: none"> 1. Two N-S ridgelines across site and higher more visually prominent E-W ridgeline along N boundary (line of Roman Road); ridgelines act as a landscape buffer between existing built development and characteristic open countryside (80.0-140.0m OD); ridgelines integral to distinctive setting of Winchester.

				<ol style="list-style-type: none"> 2. 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 'supportive' setting ie providing backdrop and sense of place for city & approaches. 3. Important views that contribute to landscape character and local distinctiveness: <ol style="list-style-type: none"> a) Panoramic views from northern and southern ridgelines visually connect site with wider landscape (re Landscape Character Assessment). 4. Existing golf course provides an important green corridor in terms of amenity and a buffer between existing built development and open countryside. 5. Potential for improved interconnectivity as public access minimal; A3090 divides site. 6. TPO groups within and around Pitt Manor and in school grounds at Olivers Battery. 7. Characteristic large field pattern within site, mainly arable, with occasional small copses. Hedgerows mainly along roadside. Sparse tree cover throughout. Scarcity of tree/hedgerow cover increases amenity value of protected and non-protected 'on site' vegetation and its retention/enhancement. Site would benefit from strengthening of existing boundary vegetation and green corridors. 8. Integrity of village of Pitt with its high proportion of Listed Buildings set within its wider landscape setting and its significant contribution to local distinctiveness. <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	Master planning would need to take into account the character and built form of Pitt as a village, physically separate from the City of Winchester and require that all development is built to high standards of design.
15	Pollution			
	Minimise local and global sources of pollution		Y	<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>