

Winchester Strategic Site Summaries

Teg Down

The development of this site would be problematic because of several sustainability issues:

1. the site is not well served by public transport: as it is not accessible to main roads, this could not easily be improved;
2. significant use of renewable energy may be difficult to achieve;
3. development of the site may impact on two SINC's, a SSSI and features significant to biodiversity;
4. development of the site may impact on a Scheduled Ancient Monument, prehistoric features and historic features;
5. the development of the site may impact on the character and quality of many recognized aspects of the landscape.

There are at least six different land owners on the site: comprehensive development of the site would therefore be difficult to achieve.

The development of this site would raise a number of sustainability issues that could be mitigated and their significance clarified by further investigation. These issues concern the building of communities, health, waste, construction and pollution.

On balance, this site is unsuitable for delivering 'development with a purpose'.

Pitt

The development of this site would raise a number of sustainability issues that could possibly be mitigated and their significance clarified by further investigation. These issues concern infrastructure, housing, economy and employment, health, waste, climate change, sustainable construction, biodiversity, the built environment and pollution.

There are three sustainability appraisal objectives that would be hard to achieve even with mitigation and negotiation. For the Landscape and Soils objective, this applies to all of the four sites. The problems in achieving the other two objectives apply to specific parts of, rather than the whole, the site. These are:

1. the ability to integrate with the existing community is compromised because the north west, west and south west extremities of the site lie far from the built up area and adjoin open countryside;

2. this site includes the grounds of Pitt Manor on the Hants Register of Historic Parks and Gardens, a Site of Importance for Nature Conservation (SINC) and includes areas of archaeological potential.

On balance, it is therefore unlikely that the whole site could provide 'development with a purpose'. However, if carefully sited to overcome sustainability issues, it is possible that part of the site may provide suitable development land to accommodate part of the required level of development.

Barton Farm

The development of this site would either have a neutral impact or would raise sustainability issues that could be mitigated when considered against all but one of the Sustainability Appraisal objectives. The exception is that development may impact on the character and quality of many recognized aspects of the landscape particularly along the northern ridgeline and to the east of the railway line: this would be problematic and mitigation or negotiation would be difficult. However, this is a constraint that applies to all the sites being considered.

On balance, it therefore seems that Barton Farm is the most appropriate site to deliver the housing component of 'development with a purpose'.

Bushfield Camp

The development of this site would raise a number of sustainability issues that could possibly be mitigated and their significance clarified by further investigation. These issues concern the building of communities, infrastructure, transport, health, water, waste, climate change, sustainable construction, built environment and pollution.

There are four sustainability appraisal objectives that would be hard to achieve even with mitigation and negotiation. For the Landscape and Soils objective, this applies to all four of the sites. The other objectives that would be hard to achieve are Housing, Biodiversity and Heritage. The issues are summarized below:

1. the provision of housing on this site may be difficult because of a number of constraints that would need to be overcome. Also, the owners of a large part of the site are currently promoting the site for commercial and industrial use rather than housing;
2. the development of the site may impact on a SAC(European status), a SSSI, two SINCS and features important to nature conservation interest including accessible links with green spaces and wildlife corridors;
3. the proposed development may impact on two Scheduled Ancient Monuments, holloways and associated historic hedgerows, boundary stones, the settings of scheduled monuments at St Catherine's Hill and Twyford

Down, and of Winchester Cathedral, Bushfield Camp as a WWII and military site and archaeological features.

For the above reasons, it therefore seems unlikely that this site could deliver any significant housing, although it may be better suited to employment provision. However, a more detailed investigation of the sustainability constraints on the site would indicate the extent to which mitigation measures could be put in place and therefore the full extent of development potential for an employment use. The site might therefore have the potential to provide the employment component of 'development with a purpose'.