

# Bishop's Waltham Development Plan



**Have your say about the future  
of our town**

# Who put together this Plan?

- In 2012 the Parish Council invited residents to plan the developments required over the next 20 years
- During 2013 there were 40 volunteers working in the Focus Groups. Hundreds more residents helped to shape the plan through community surveys and events
- More homes are needed. Our allocation up to 2031 is 500 houses
  - Slower rate than last 20 years and lower than Hampshire average
  - 120 new homes already approved, under construction or completed
- We also need more local employment opportunities and a balanced community & social infrastructure

**The Development Plan you see here is the proposal put together by Bishop's Waltham residents.**

It is now offered for community consultation before being submitted to Winchester City Council for inclusion in the District Local Plan Part 2.



# Development Principles from the Winchester District Core Strategy

- Provision for about 500 new homes, to include 40% affordable housing
- Support of economic and commercial growth (shopping, service, tourism, employment)
- New developments of appropriate scale and design, and to conserve identity, historic characteristics and local features
- Encouragement of non-car modes of travel
- Retention of settlement gap with Swanmore and Waltham Chase
- No loss of current availability of open spaces, sports or recreational facilities
- Developments adjoining the South Downs National Park must not have a significant detrimental impact on the rural character

# Bishop's Waltham Vision

- Limited scope for building new homes in the existing settlement boundary
- Settlement boundary needs expanding to include green field sites
- To protect what is special about Bishop's Waltham a **vision statement** was agreed.

**“All new developments to be situated as close as possible to the town centre or existing developments in order to maintain the social ambience and vitality of Bishop's Waltham, a medieval market town within natural boundaries surrounded by farmed lands.”**



# Types of Dwellings

We need to:

- address the changing population of Bishop's Waltham
- maintain a balance for the age profile



2 – 3 Bedroom Houses for Families



1 – 2 bedroom houses as downsizing potential for ageing population and starter homes for younger people



Affordable and Social Rent Homes



Houses with gardens rather than apartments and flats



A small number of pitches for travellers

# Employment Opportunities

Local employment to be driven over next 20 years by:

- 500 new homes in Bishop's Waltham
- 250 new homes in each of Swanmore and Waltham Chase



Development of Tourism Opportunities related to South Downs National Park

The Sainsbury's logo, featuring the brand name in a stylized orange font with a curved line underneath.

The Planned Sainsbury's superstore at the Abbey Mill site



Redrawing the Primary Shopping Area boundary to include additional retail premises



Provision of facilities to allow existing employers to move to larger premises – proposed site identified



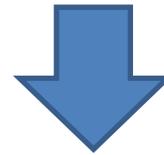
Provision of smaller starter business units – proposed site identified

# Community and Social Infrastructure

## Currently Near or At Capacity

Library  
Waste recycling  
NHS dentists  
Town centre parking

Review identified that Bishop's Waltham is generally well provided with services and facilities – with some shortfalls ....



## Shortfall Against National Standards

Equipped play areas  
Informal green spaces  
Park and recreations grounds  
Linked rights of way  
Safe cycling routes



## Inadequate Or Don't Exist

Facilities for young people  
Day care for older people  
Indoor sports  
Bus shelters & seating  
Evening bus services

These shortfalls will be addressed by the Parish Council and by Winchester City Council in negotiations with developers

# Siting the New Developments

- Local landowners had registered sufficient sites with Winchester City Council to build over 4000 houses
- A Residents' Focus Group conducted a site sieving exercise against specific criteria to eliminated unsuitable sites
- The remainder were assessed against:
  - Development principles
  - Development restrictions
  - Local priorities (“Design BW”)
  - Vision Statement for BW
- The resultant plan was considered with Winchester City Council. Alternatives were examined and rejected
- Consensus was achieved on the proposed Bishop's Waltham Development Plan
- The proposal was discussed with the relevant land owners, developers or their agents, and with neighbouring Parish Councils

**We believe the Proposed Plan represents the best possible way of making provision for additional housing and other essential developments, while preserving the character and ambience of Bishop's Waltham which makes it so attractive to its current residents and visitors.**

**Let us know what you think.**

# What are the next steps for Winchester City Council?

**March – June 2014**

Considers the community consultation responses

**July 2014**

Publishes first draft of Local Plan Part 2 (including Bishop's Waltham chapter) for public consultation

**January 2015**

After amendments, publishes Pre-submission Version of Local Plan Part 2 for further public consultation

**May 2015 – December 2015**

Submits the Local Plan Part 2 to Central Government for Independent Inspector examination

And finally . . .

**December 2015** Adoption of the Local Plan Part 2.

The Local Planning Authority then use it to help decide on planning applications in Bishop's Waltham for the future

# Bishop's Waltham Development Strategy

## Background

Winchester District Local Plan Part 1 sets a target of 500 additional dwellings for Bishops Waltham from 2011 to 2031. Winchester City Council work on housing capacity shows that there is a residual requirement for an additional 380 dwellings to be allocated during the plan period, as 120 dwellings are currently planned or under construction.

## Bishops Waltham Development Plan Steering Group

The Bishops Waltham Development Plan Steering Group Needs Assessments have identified the following requirements:

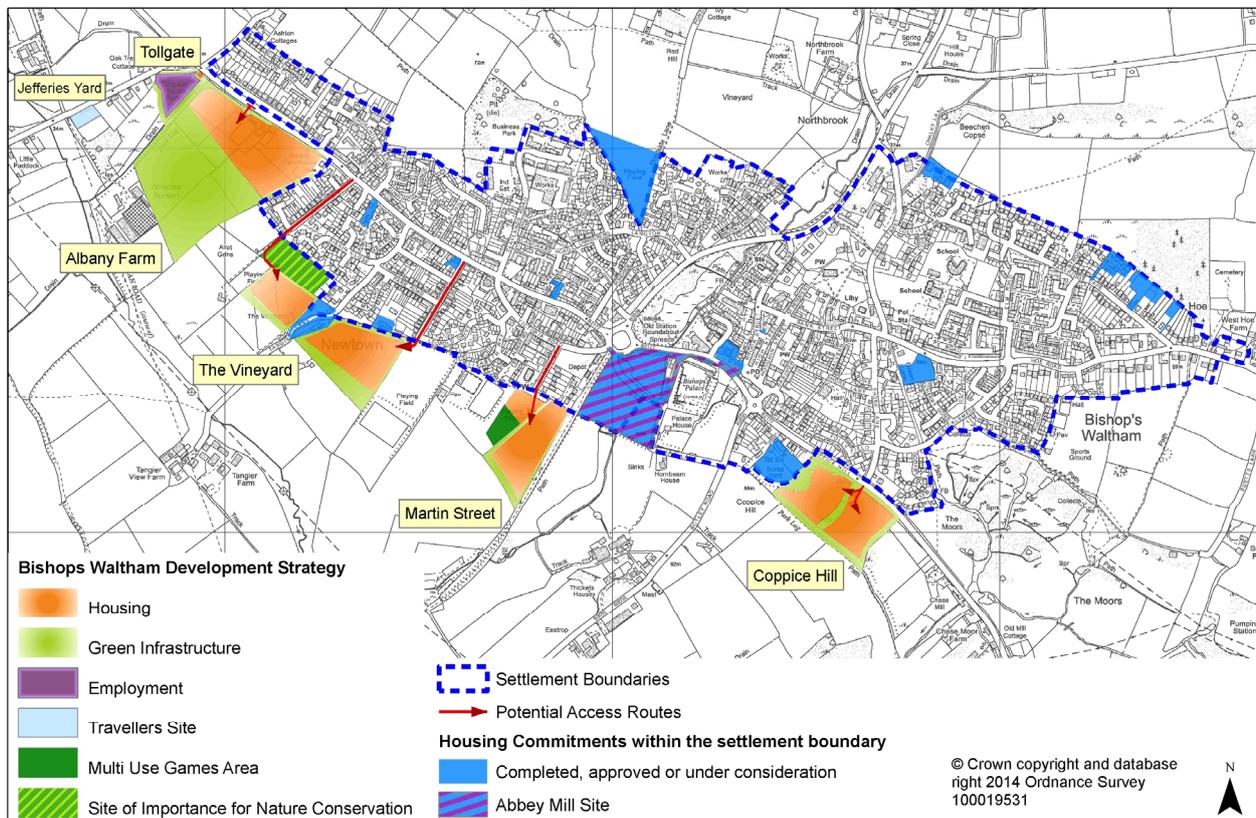
- 0.6 - 2 hectares for the development of a mixture of large and small business units (to maintain the balance between housing and employment);
- Potential need for additional elderly day-care services/well being centre, new youth centre, dentist surgery, library extension and Household Waste Recycling Centre.

## Strategy

The proposed development strategy for Bishop's Waltham is to split the development over 5 areas:

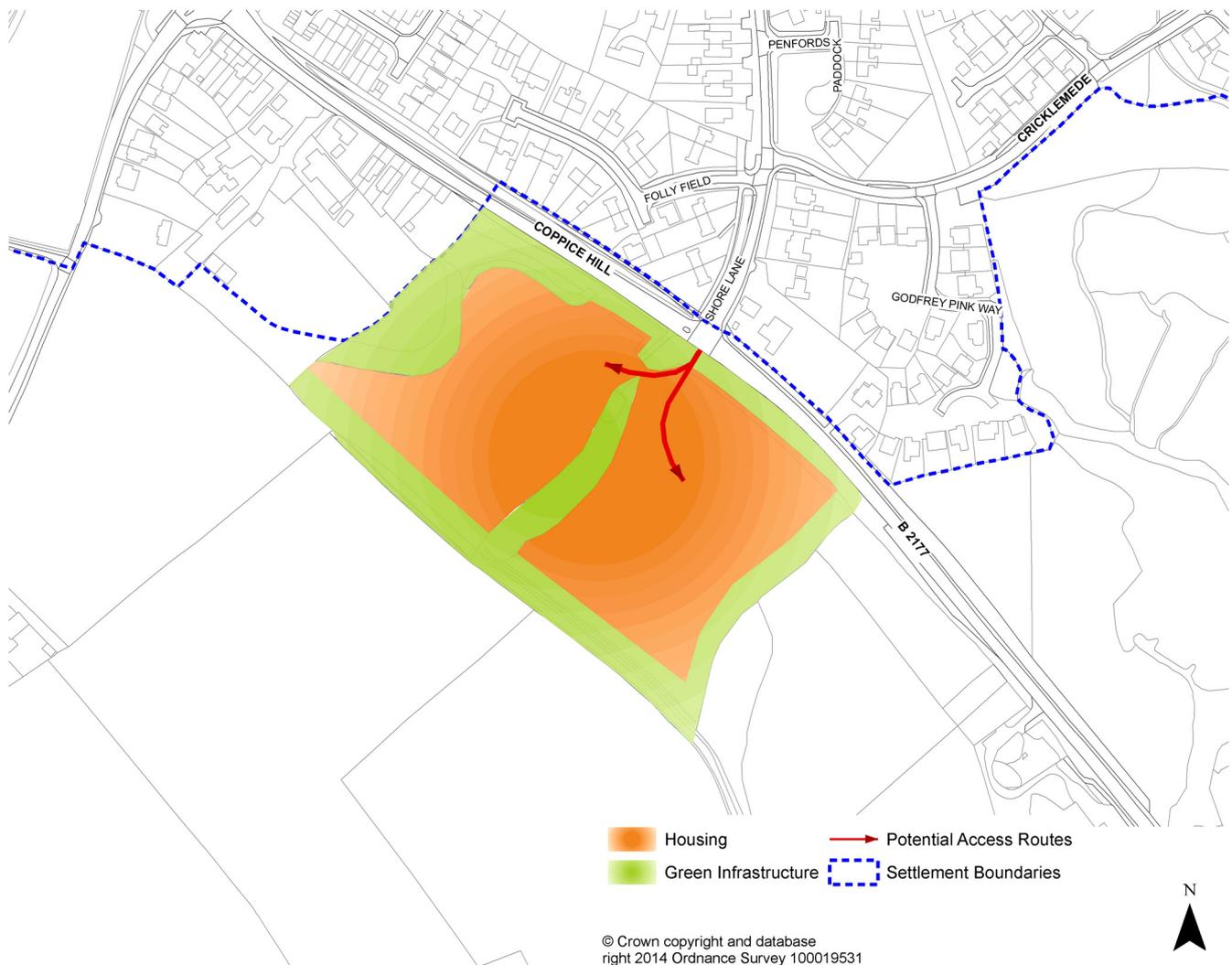
- Coppice Hill (approx. 80 dwellings);
- Martin Street and Part of Priory Park (approx. 80 dwellings);
- The Vineyard and land to the East of Tangier Lane (approx. 100 dwellings);
- Albany Farm (approx. 120 dwellings);
- Tollgate House (employment with limited market housing to facilitate the restoration of Tollgate House).

Bishop's Waltham Development Strategy and Housing Commitments within the Settlement Boundary



Options for a smaller number of large sites were considered. While these may provide more infrastructure and community benefits, and open up fewer areas for development, the proposed strategy reflects the community's preference to avoid any very large site allocations and spreads the impact of sites across several areas with different points of access.

## Coppice Hill



- **Total site area:** Approximately 4.82 hectares (net developable area 3.98 hectares).
- **Housing:** Approximately 80 dwellings.
- **Ownership:** 2 separate owners who are looking to work together.
- **Access:** single access point to serve both sites; creation of junction onto Coppice Hill at Shore Lane which minimises loss of trees, hedgerows and character. Provision of new/improved pedestrian and cycle access from the site into the centre:- Footpath/cycle way along northern side of road with crossing point from site and through centre of site to link with Park Lug; improve pedestrian/cycle provision on south side of road if suitable.
- **Landscape:** Well contained, but high landscape sensitivity around Park Lug. Reinforcement as necessary of existing boundaries around the site, particularly along the Park Lug. In the Bishops Waltham/Waltham Chase Gap, but development here would not undermine its overall function. Need careful consideration of boundary treatment with neighbouring site to the west.
- **Green Infrastructure and Open Space:** Opportunity to link national trail along Park Lug with existing development. Provision of open space on site: (a Local Equipped Area for Play) serving and accessible to all parts of the site in accordance with current standards. Retention of substantial tree belts around the site.
- **Other considerations:** Portsmouth Water main runs through middle of two sites, down the side of the central tree line; this can be avoided/ moved.

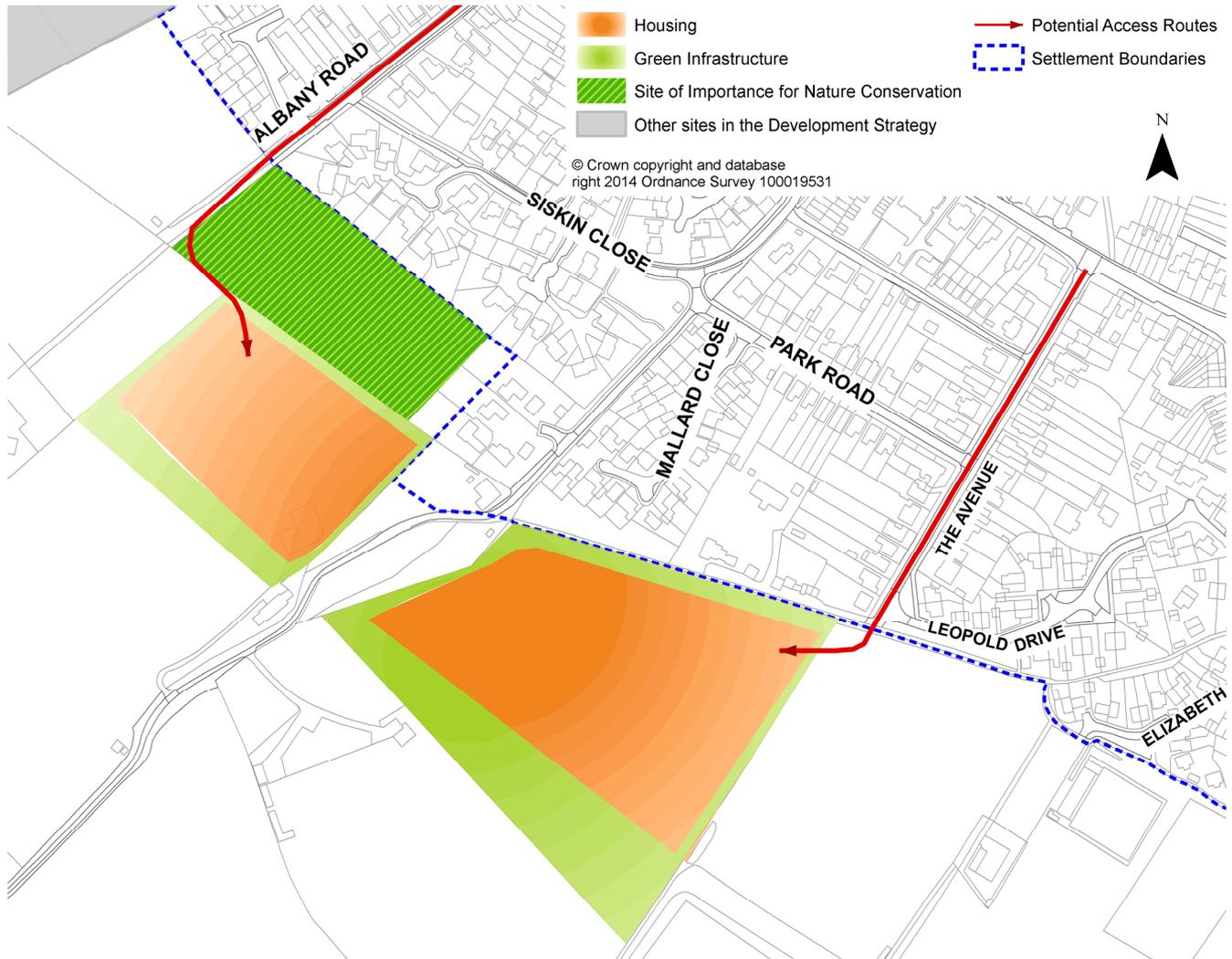
## Martin Street & part of Priory Park



- **Total site area:** Approximately 3.77 hectares (net developable area 2.78 hectares).
- **Housing:** Approximately 80 dwellings.
- **Access:** single access point via Martin Street with improvements to Martin Street. Provision of new/improved pedestrian and cycle access from the site into the centre.
- **Landscape:** Contained within existing field boundaries. Moderate landscape sensitivity. Retain/strengthen landscaping on southern site boundary.
- **Green Infrastructure and Open Space:** Provision of open space on site (Multi Use Games Area); Provision of open space on site: (a Local Equipped Area for Play) serving and accessible to all parts of the site in accordance with current standards. New/improved cycle and pedestrian access to be provided to the Town Centre; opportunity to enhance links to Railway footpath.

# Proposed Development Sites

## The Vineyard & Land to the East of Tangier Lane



- **Total site area:** 5.78 hectares (net developable area 4.6 hectares).
- **Housing:** Approximately 100 dwellings.
- **Access:** via Albany Road and The Avenue. Provision of new/improved pedestrian and cycle access from the site into the centre. Need to minimise the impact of new access points on existing residents and on the Site of Importance for Nature Conservation and Priory Park playing fields.
- **Landscape:** No distinct field boundary limit or obvious containment of area to the South. Includes land of moderately sensitive landscape to east. Substantial landscaping needed to create a new settlement edge to the south.
- **Green Infrastructure and Open Space:** Provision of open space on site: (a Local Equipped Area for Play) serving and accessible to all parts of the site in accordance with current standards.
- **Site of Importance for Nature Conservation (SINC)** designation to north to be retained as natural green space. SINC initial assessment is unimproved grassland in decline. The access route is planned to cross the edge of the SINC. Management of the rest of the SINC required.

## Albany Farm



- **Total site area:** 11.9 hectares (net developable area 5.01 hectares).
- **Housing:** Approximately 120 dwellings.
- **Access:** via Winchester Road. Provision of new/improved pedestrian and cycle access from the site into the centre.
- **Landscape:** Well contained on three sides; no distinct field boundary limit or obvious containment to South. High landscape sensitivity around Park Lug which runs along the eastern edge of the area. Park Lug of historic importance.
- **Green Infrastructure and Open Space:** Provision of open space on site: (a Local Equipped Area for Play) serving and accessible to all parts of the site in accordance with current standards and substantial informal and natural greenspace to the south, linking to existing recreation and allotment sites.

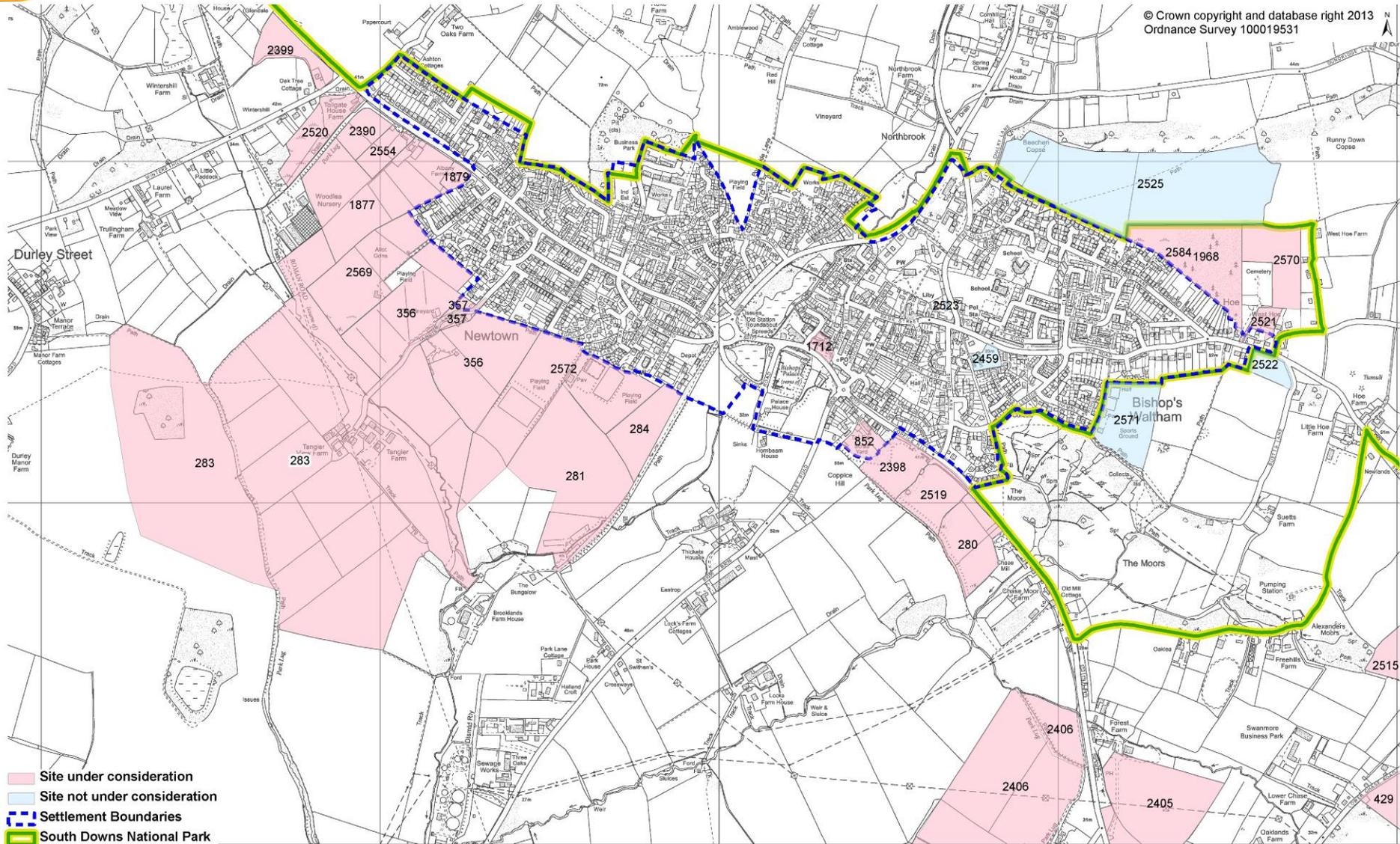
## Tollgate Sawmill

- Site for employment area (net developable area of 0.95 hectares), restoration of Tollgate House with limited 'enabling' residential development.
- **Total site area:** approximately 1.3 hectares (net developable area 0.95 hectares).
- **Access:** onto Winters Hill.
- **Landscape:** Well contained within field boundaries. High landscape sensitivity around Park Lug. Need for provision of landscape buffer to maintain amenities of housing to the east of Jefferies Yard.



## Jefferies Yard

- Site for approximately 5 pitches for Travellers or for Travelling Showpeople at Jeffries Yard to meet needs identified in the Traveller Accommodation Assessment.
- History of commercial use on site; the area fronting onto Winters Hill has established use as a haulage contractor's yard and planning permission for storage activity.
- Not immediately adjoining main built up area but accessible to facilities.

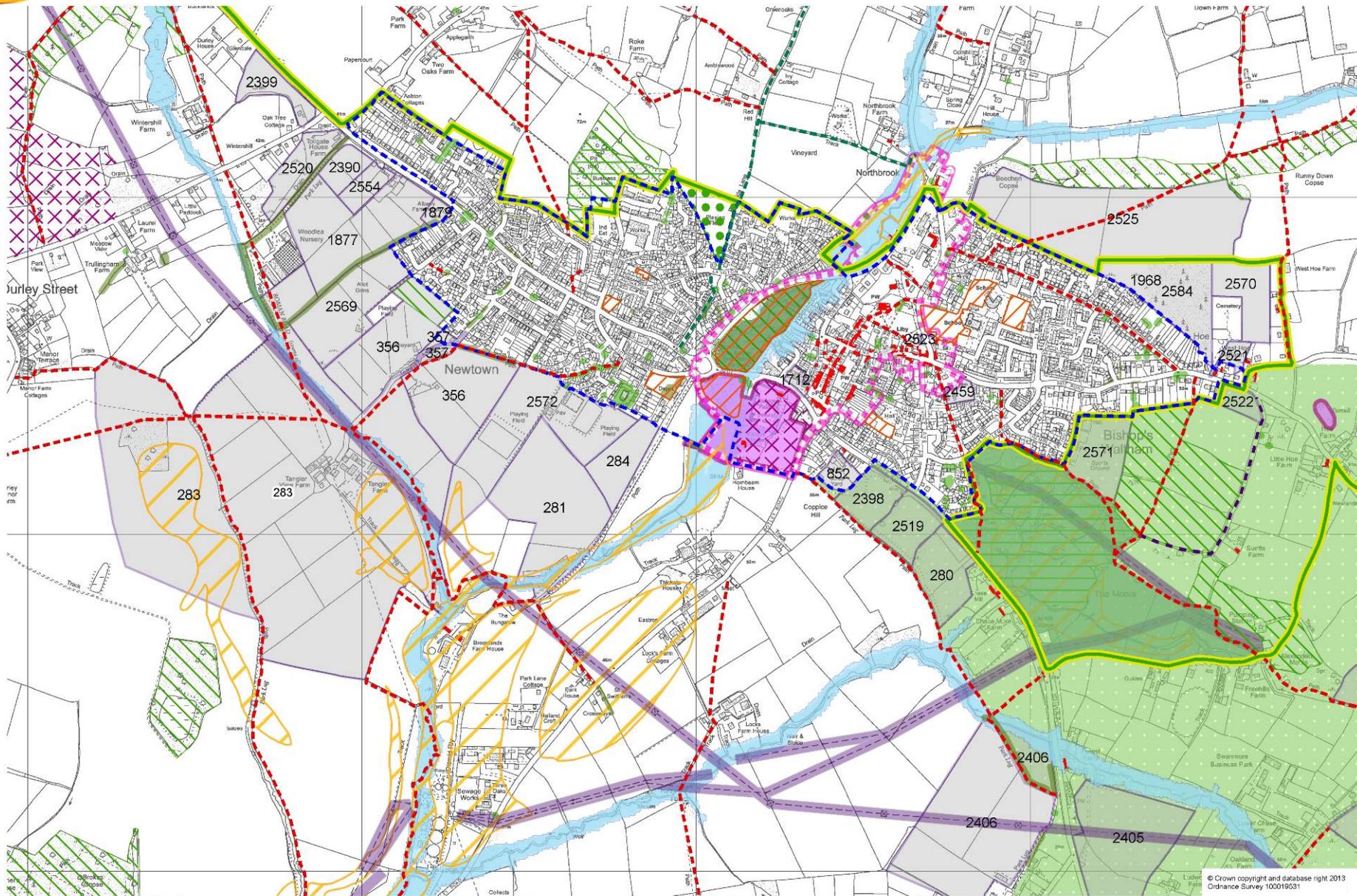


- Sites which are under 0.3 hectares;
- Sites within the current boundaries of settlements listed in policy MTRA 3 of the Local Plan Part 1 (these sites may be able to be brought forward for development/ redevelopment under current planning policy);
- Sites which are distant from the settlements of Winchester Town, New Ailesford, Bishops Waltham, Kings Worthy, Colden Common, Swanmore, Waltham Chase, Wickham, or Denmead.
- Sites within the South Downs National Park (if the site is adjacent to one of the settlements listed above then Winchester City Council may approach the National Park if it is considered that the site is more suitable for allocation than alternative sites outside of the National Park).

The other sites will be short-listed in due course to determine which should be allocated in Local Plan Part 2



# Map of Constraints

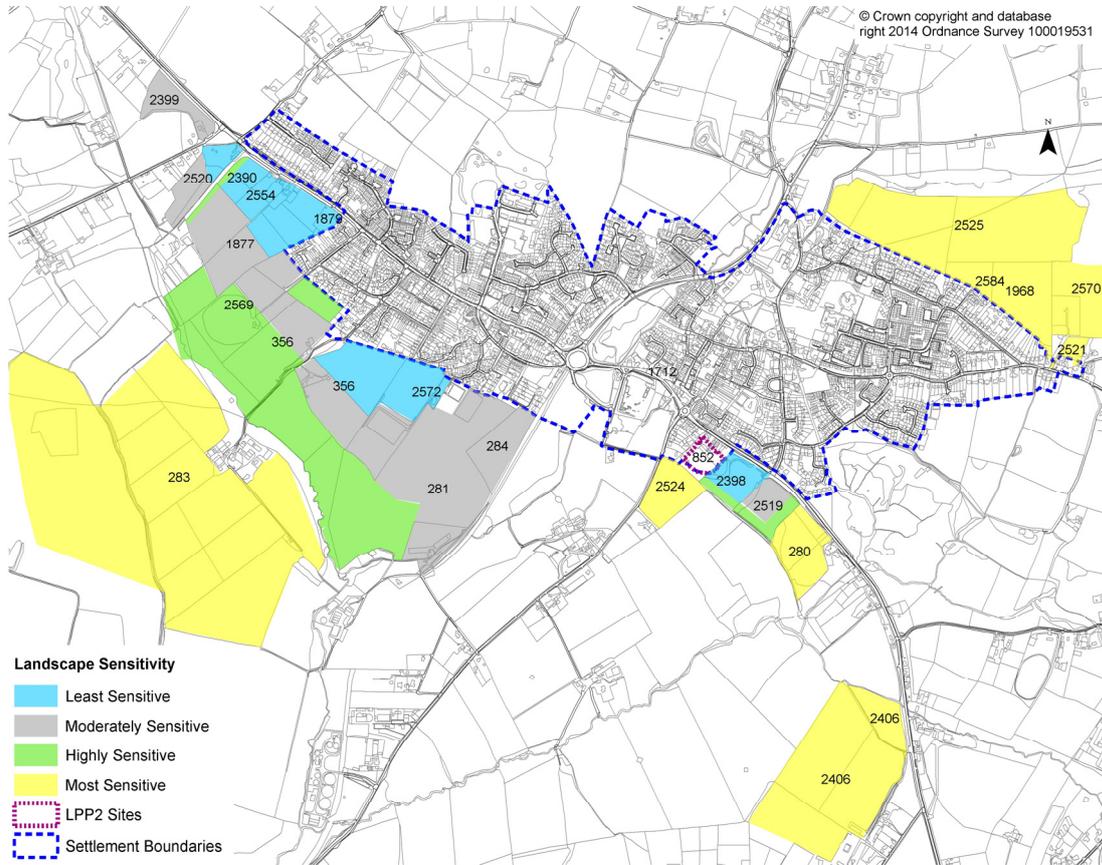


Sites considered	Minerals resources	TPO - Tree Preservation Order	Site of Importance for Nature Conservation	Listed Buildings	Conservation Areas	Byway open to all traffic
Settlement Boundaries	Recreation Sites	TPO Waiting Confirmation	Local Nature Reserve	County Historic Parks and Gardens	Scheduled Monuments	Bridleway
South Downs National Park	Improvement in recreation provision sites	TPO Area	Site of Special Scientific Interest	English Heritage Historic Parks and Gardens	Flood Zones 2 & 3	Footpath
Overhead Cables		Settlement Gap				Restricted Byway

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# Landscape Sensitivity Appraisal



# Accessibility Assessment

