

Bishop's Waltham Development Plan Site Descriptions

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 an overall requirement for an additional 380 dwellings to be allocated during the plan period.

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.

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.

Proposed Development Sites

Coppice Hill

- Total site area: ~ 4.82 hectares (net developable area 3.98 hectares).
- Housing: ~ approx. 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 and Part of Priory Park

- Approximately 80 dwellings.
- Total site area: 3.77 hectares (net developable area 2.78 hectares).
- 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.

The Vineyard and Land to the East of Tangier Lane

- Approximately 100 dwellings.
- Total site area: 5.78 hectares (net developable area 4.6 hectares).
- 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

- Approximately 120 dwellings.
- Total site area: 11.9 hectares (net developable area 5.01 hectares).
- 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: 1.33 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 Jeffries Yard.

Jefferies Yard

- Traveller site for approximately 5 pitches or Travelling Showpeople site 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.