

Winchester District Local Plan Review
Analysis of Representations on the Revised Deposit Plan

Appendix 1.

Shown below are representations on the Deposit Local Plan that were, in error, not responded to previously.

Issue: 0.2
The Strategy

City Council's response to representations:

Paragraph 2.20

Objection:

Cala Homes Ltd (468/2)
Object to the suggestion that the Urban Capacity Study (UCS) 'shows that the Structure Plans Review's development requirements can be met in existing defined built-up areas...'. The UCS does not indicate how many of those sites identified will come forward.

See the Analysis of Representations on the Deposit Plan; Chapter 2; Strategy; Issue 2.8.

Change Proposed- none.

Change Sought: none specified.

Issue: 0.3
Design & Development Principles

City Council's response to representation

General

Objection:

Compton and Shawford Parish Council (276/3)
The clauses in DP.3(i), DP.3 (ii) and DP.3 (iii) are not specific enough, are contradictory, do not take into account current existing policies, which should be ongoing, but refined. There is no clause seeking to retain the specific character.

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.13; Issue 3.14, Issue 3.15.

Change Proposed- none.

Change Sought: DP.3 should contain a clause which recognises previous policy, and seeks to continue EN.1 Policy to preserve the specific character of a particular area.

Design Principles

Support:

Sparsholt College (353/6)
General Design and Development Principles (DP.1, DP.3 – DP.16, DP.18) are supported.

The support is welcomed.

Change Sought: none

Change Proposed- none.

Strutt and Parker (877/5)
Support the objectives in particular where they give priority to the re-use of previously developed land and existing buildings.

Change Sought: none

Paragraph 3.37

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Objection:

Environment Agency (253/4)

The current paragraph suggests that all surface water should be disposed of close to its source. This would include contaminated water which could result in pollution of the water environment. No mention of the type of receptor for the disposal. Agency consider disposal should be to a natural receptor to recharge aquifers and to reduce flushing of pollutants into river systems.

Change Sought: *measures for disposing of clean (uncontaminated) surface water drainage as close to its source as possible. Disposal should be to the most natural receptor where possible.*

Paragraph 3.37 lists a series of aspects of sustainable development, of which drainage is one. However, Proposal DP.9 deals with the requirements to avoid pollution of water sources and its accompanying text indicates that the Environment Agency will be consulted. It is not, therefore, considered necessary to add more detail to the general principle in paragraph 3.37.

Change Proposed- none.

Paragraph 3.37

Objection:

Environment Agency (253/7)

Specific reference needed for developers to provide flood risk assessments at the submission of the planning application stage. This is supported by advice in PPG25: Development and Flood Risk. Developers should be advised to consult with the Agency for the latest Indicative Floodplain maps.

Change Sought: *'...but are under constant review and developers are advised to contact the Environment Agency for the latest maps. This does not preclude....'*

'...Therefore, independent assessments of flood risk will need to be provided at the submission of the planning application stage, the responsibility for which....'

Paragraph 3.43 already states that flood risk assessments will be needed and paragraph 3.46 indicates that developers should consult the Environment Agency for up to date information on flood risk. It is not, therefore, considered necessary to add further detail to paragraph 3.43.

Change Proposed- none.

Proposal DP.1

Support:

A. Foster (878/1)

Strong support for the design-led approach to DP.1.

Change Sought: *none*

The support is welcomed.

Change Proposed- none.

Micheldever Parish Council (1212/1)

Micheldever Parish Council approves and support DP1.

Change Sought: *none*

Objections:

Littleton & Harestock Parish Council (879/1)

Where adopted Village Design Statements exist, they should be given a formal status as supplementary planning guidance for the community.

Change Sought: *none specified.*

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.5. Paragraph 3.10 was amended by the Revised Deposit Plan to add to the reference on Village Design Statements.

Change Proposed- none.

Proposal DP.3

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Support:

T.B Foster (1373/1)

Support paragraph 3.18 (General Design Criteria).

Change Sought: none

Objection:

The support is welcomed.
Change Proposed- none.

J.P.A Ovary (1392/1)

Object to the deletion of EN.1. A new town approach in the area of Micheldever should be undertaken with the station integrated to take commuters north and south and stop the over commitment of Winchester.

Change Sought: *Development of the area of Micheldever station with offices, industry and infrastructure.*

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.15 and Chapter 6; Housing; Issue 6.27.

Change Proposed- none.

Ruth McDonald (354/7)

We recognise that the Council is seeking to maximise urban capacity but this should not be at the expense of the environmental quality and character of settlements.

Change Sought: *Include a policy within the review, which seeks to protect the character and appearance of settlements within the District.*

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.15

Change Proposed- none.

Proposal DP.3(i)

Objection:

J.G.Hurcom (1376/6)

A 'one size fits all' policy is inappropriate in a conservation area and inconsistent with maintaining the character of some townscape areas, i.e. St Giles Hill. Within Conservation area development density must be a design criteria and flexibility needs to be allowed. Density should only be calculated after all landscape features worth preserving and renewing have been deducted from the calculation of Net Site Area (eg. Allowing for flintwalls, hedgerows and trees).

Change Sought: *proposed new wording for DP.3(i)*

'makes efficient and effective use of land or buildings and in the case of new residential development or redevelopment of an existing site, achieves a net residential density of at least 30 dwellings/ha or such lower density as can be accommodated in keeping with the character of the immediate area.

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.14 & Chapter 6; Housing; Issue 6.55. Proposal DP.3 (I) was amended by the Revised Deposit Plan in response to similar objections.

Change Proposed- none.

Itchen Valley Council (286/3)

Object to this proposal insofar as it prescribes a minimum density of 30 dwellings/ha in sub-paragraph (I) yet in sub-paragraph (ii) requires a positive response to the character etc of the area. This proposal would radically alter the character of Itchen Abbas.

Change Sought: *delete the word*

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.14. Further, it is not considered appropriate to delete the word 'unacceptable' in DP3.(vii) as development can only legitimately be refused planning permission if it is unacceptable. Permission cannot be refused simply on the basis that development would lead to change.

Change Proposed- none.

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'unacceptable' in sub-paragraph (vii) of proposal DP3 at the top of page 13 and add at the end of the sub-paragraph the words 'and would not alter the particular character of the locality'.

Dr Neil Buchanan (1385/1)

Inappropriate to Plan for densities of 30-50 dwellings/ha for Sleepers Hill for the following reasons; lack of supporting infrastructure, rural character of road and lack of footpaths, increased traffic, resultant access problems, safety of pedestrians and cyclists would be compromised.

Change Sought: *I believe that Sleepers Hill should remain an area of limited development and must be excluded from the Plan.*

See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.55.

Change Proposed- none.

C. Beaven (1381/1)

The preservation of the character of Sleepers Hill is important. With its larger family homes, a density of approx 10 dwellings per acre is suitable – particularly given the condition/status of the private road.

Change Sought: *retention of existing clause EN.1 for Sleepers Hill.*

See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.55.

Change Proposed- none.

Proposal DP.3 (iii)

Objection:

P. Goodhall (880/3)

DP.3 (iii) could encourage on road parking in some areas which could cause road safety/ congestion issues.

Change Sought: *amend to read; 'keeps parking provision to a minimum within the development site, taking into account possibilities' of overflow onto the highway,...*

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.13.

Change Proposed- none.

J.G Hurcom (1376/1)

DP.3 (iii) does not allow the preservation of the character of the area as a reason to provide adequate off-street parking. Street parking can destroy the character and experience in some of the semi-rural suburbs. Off-street parking should be the objective of the Plan.

Change Sought: *on-site parking for residents and visitors should be provided for when possible. Developments should make a contribution to road traffic calming measures.*

Sleepers Hill Residents Association (881/1)

The policies in the Plan do not sufficiently provide for the preservation of the special characteristics of certain unique areas of the city, i.e. Sleepers Hill. Intensive development of the Sleepers Hill, as proposed by the Urban Capacity Study and in accordance with PPG3, would quickly and irreversibly change the

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.5, where amendments have been made to paragraph 3.10 expanding on and further recognising 'neighbourhood plans'.

Change Proposed- none.

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character.

Change Sought: *'Neighbourhood Plans' should be adopted as Supplementary Planning Guidance and pending the completion and acceptance of the Sleepers Hill neighbourhood plan, existing policy EN.1 should be retained.*

C.R Bradshaw (1164/4)

The main aim of the Plan is to avoid green field development. The Policy mentions a 'mix' of dwellings as being desirable. However, a mix of small and large houses by high density buildings of small units in the gardens of large properties will damage the environmental setting of the larger properties and will be uncomfortable for the small units, often on roads with no bus service and new 1 bd/rm units with no car parking facilities.

Change Sought: *That high density buildings must be reduced and any additional housing made up on small green field sites. Development of green field sites in the immediate area of Winchester should be prevented.*

See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.55 and Issue 6.56.

Change Proposed- none.

J. Bradshaw (1168/4)

2000 houses could add 4000 cars to Winchester which would cause havoc and exacerbate existing traffic problems. Existing infrastructure will not be able to support the additional houses. Flood issues in Barton Farm area. MDA would spoil the character of Winchester.

Change Sought: *'not seeking change as the Plan is totally unacceptable'.*

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue numbers; 12.30 (Impact on Infrastructure), 12.31 (Transport), 12.29 (Character of Winchester), 12.34 (Flood Risk).

Change Proposed- none.

Proposal DP.3 (Absence of EN.1)

Objection:

M. Adams (1380/1)

Object to the City Council encouraging the demolition of unlisted buildings in the Conservation Area, the felling of specimen trees and the subdivision of plots as part of the strategy to increase the amount of housing in existing built up areas through the absence of a Proposal similar to the current EN.1. There are better sites than back gardens for houses i.e. the NTS carpark in Edgar Road which was not included in the Urban Capacity Study.

Change Sought: *reinstate adopted District Plan Proposal EN.1.*

See the Analysis of Representations on the Deposit Plan; Chapter 3; Design and Development Principles; Issue 3.15 and Chapter 6; Housing; Issue 6.4 (Housing Supply – Urban Capacity).

Change Proposed- none.

Proposal DP.3 (additional Criterion xii)

Objection:

Bishop's Waltham Society (212/3)

To implement 4.7 of PPG13 and to amplify proposed new (xii) add the following.

Change Sought: *Add to the explanatory text of DP.3 'The Council have adopted*

Bishop's Waltham Society sought to have the inclusion of a criterion in relation to cars not making an unacceptable environmental and traffic flow impact whilst parking on the road under the new Local Plan parking standards. It is not necessary to add this criterion to DP.3 as the first sentence of DP.3 states that 'development which accords with other relevant proposals of this Plan will be

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policies and implementation plans to ensure that the reduced parking provisions do not make an unacceptable environmental and traffic flow impact on the streets’.
AND ‘The Council would regard the type or amount of traffic as inappropriate if it required road improvements harmful to the character of a road, particularly in rural areas, or gave rise to unacceptable noise or off-site parking’.

Paragraph 3.22

J.Hayter (138/21)

This is an example of an over-lengthy explanation.

Change Sought: *Delete first two sentences of 3.22 and ‘however’.*

permitted...’. Thus, Proposal T.4 which deals with parking through the adoption of the ‘Hampshire Strategy and Parking Standards’ will be addressed as part of the planning application process. The standards are produced by the County Council in conjunction with other Councils and are part of the goal to tackle congestion and pollution, reduce the need for travel, reduce growth in road traffic, etc. Therefore it is considered that the amendments sought by the Bishop’s Waltham Society are not necessary.

Change Proposed- none.

Paragraph 3.25

Objection:

CPRE, Winchester and Havant District Group (1387/14)(1387/15)

The South Downs NP should be referred to at the end of this paragraph even though it is mentioned elsewhere in the Plan.

CPRE attaches equal importance to Landscape and the built environment. The 2nd sentence is weaker than the message contained in the 3rd sentence.

Change Sought:

- Add at the end of paragraph 3.25: ‘It is anticipated the South Downs National Park will be designated in 2003, refer to paragraphs 4.15 & 4.16.
- Amend the 2nd sentence to read: ‘The treatment of such spaces is of equal importance to the design of the buildings if an attractive environment is to be created’.
- Amend the 3rd sentence to read: ‘Both should be designated and implemented with the same care’.

The explanatory text is not considered to be over-lengthy. It gives examples of why extensions might be needed and simply may help give members of the public a better understanding the Local Plan.

Change Proposed- none.

Paragraph 3.25 does not seek to give more importance to the built environment than landscape and already states that it should be treated with as much care as building. Reference to the South Downs National Park is already made in the Countryside Chapter, which is the most appropriate location.

Change Proposed- none.

Paragraph 3.31

Objection:

CPRE, Winchester and Havant District Group (1387/13)

The wording of this paragraph does not send a firm message to developers to protect trees and hedgerows.

Change Sought: *Amend line 2 to read: ‘Hedgerows in the district will be given the highest priority’.*

It is considered that the Plan already gives a firm message for developers to protect trees and hedgerows by stating that ‘the management and protection of trees and hedgerows in the District will be given high priority’.

Change Proposed- none.

Paragraph 3.32

Objection:

CPRE, Winchester and Havant District Group (1387/7)

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Paragraph 3.32 isn't firm enough. It contains the opportunity for a possible weakening of the Council's resolve by legal challenge.

Change Sought: Amend line 5 to read 'using appropriate species will be required'.

Proposal DP.4

J Hayter (138/22) The wording of Proposal DP.4 should be consistent with the Disability Discrimination Act and with paragraph 3.24.

Change sought – amend Proposal DP.4 to refer to "all development used or visited by the public".

Paragraph 3.27

CPRE (1387/12)

Any major proposal must be accompanied by a full 'environmental assessment' if the countryside is to be fully protected.

Change sought–amend second line of paragraph 3.27 to say that an environmental assessment 'will be required', rather than it 'may be required'.

Proposal DP.6

Objections:

Hampshire County Council (1432/3)

DP.6 needs further application and supplementing.

Change Sought: (v) This should also be applied to new or extended rights of way. We would welcome the inclusion of the following – 'Where a developer wishes a right of way to be publicly adopted, it should be constructed to an adaptable standard and a planning obligation will be required to cover future maintenance.

The Council may not be able to require developers to plant trees or may not want to if this would prevent development. Therefore, it is recommended that this paragraph should be left unchanged.

Change Proposed- none.

Proposal DP.4 states that 'proposals will only be permitted if there is adequate access and appropriate facilities for people with disabilities and other special needs'. Thus development will only be permitted if access for the disabled is provided. Without directly re-iterating the Disability Discrimination Act the aim of this proposal is entirely consistent with this Act.

Change Proposed- none.

The wording of the paragraph allows an environmental assessment to be requested with major development whenever it is felt that this is necessary for the protection of the countryside. It may well be that it is required with all major applications, but the word 'may' is used in paragraph 3.27 because the Local Authority is able to decide on a case-by-case basis whether an environmental assessment is necessary. The criteria for when an EA is required are set out in statutory regulations and do not therefore need to be repeated in the Local Plan.

Change Proposed- none.

Proposal DP.6 is concerned with on-site open space, although it does require provision to an appropriate standard. Proposal RT.8 relates to rights of way.

Change Proposed- none.

Issue: 0.4

Countryside & Natural Environment

Proposal C.1 and Inset Map 45

Objections:

Cala Homes (South) Ltd (468/10) (468/11)

Object as this proposal applies to land at Barton farm, partly within the area of search for the MDA Winchester City (North). Inappropriate to apply countryside policies to land that should be identified as a reserved site for such an MDA.

Designation should not apply to land east of railway at Barton Farm, this may be more appropriate for uses such as leisure and recreation.

City Council's response to representation

(468/10) & (468/11) See the Analysis of Representations on the Deposit Plan; Chapter 4; Countryside; Issue 4.1.

Change Proposed- none.

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Change Sought: none specified

Gardner Richardson Associates (491/1)
Proposal C.1 conflicts with PPG7 advice by preventing development of houses in the countryside that are of an exceptional standard and would enhance the surroundings. There should be a policy that allows for well designed and high quality stately homes.

Change Sought: *Insert a policy that reads; 'Exceptionally an isolated house will be permitted where it of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate settings and wider surroundings'.*

Although such an exception exists within PPG7 it is not considered appropriate to perpetuate this in the Local Plan. Such cases are likely to be extremely rare and can be catered for as an exception to the policy. Also, the draft Planning Policy Statement (PPS) 7 proposes to remove the exception for large country houses.

Change Proposed- none.

Clients of Strutt & Parker (541/1)

There is no reference to continuing the tradition of large houses of exceptional design in the countryside (PPG7).

Change Sought: *Include a policy along the following lines:- 'An isolated new house in the countryside may also exceptionally be justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings. Proposal for such development would need to demonstrate that proper account had been taken of the defining characteristics of the local area., including local or regional building traditions and materials'.*

Proposal C.3

Support:

Mr Sage (908/2)

Support the proposal to maintain the gap between the villages of Swanmore, Shirrel Heath and Waltham Chase.

Change Sought: None

The support is welcomed.

Change Proposed- none.

Proposal C.6

Support:

Micheldever Parish Council (1212/3)

Strongly endorses C.6 with particular emphasis on Appendix 2.

Change Sought: None

The support is welcomed, although Appendix 2 has been amended as a result of the completion of the Landscape Character Assessment of the District.

Change Proposed- none.

Proposal C.16

Objections:

Winchester Growers (523/3), Coil Masters (487/1), GH Lliftrucks Ltd (493/1), James Judd (501/2), Nations Farm Ltd (512/1), T Slown (535/1), F G Stephens and Sons (539/4), Mr G Arturi (476/1)

Omission of a policy allowing for the replacement and expansion of existing

See the Analysis of Representations on the Deposit Plan; Chapter 4; Countryside; Issue 4.33 where substantial amendments have been made which recognise these concerns.

Change Proposed- none.

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commercial buildings in the countryside.
Therefore conflicts with E.2 and PPG7.

Change Sought: *There should be a policy allowing the replacement and expansion of commercial business in the countryside which are in lawful use.*

Paragraph 4.78 (Recreation)

Objection:

Estates Practice; Hampshire County Council (1434/23)

Welcome the recognition of the place of tourism in the countryside but feel that it fails to appropriately gauge the impact it is likely to have in the future.

Change Sought: *none specified.*

The Plan states that development of 'sustainable recreation' activities will only be permitted if the site and wider area are capable of accommodating it without long-term detriment. Thus it is expected that recreation and tourism will have a minor effect on the countryside environment.

Change Proposed- none.

Proposal C.27 and Inset Map 45

Objection:

Cala Homes (South) Ltd (468/18) (468/19)

Object to this policy on the basis that this restriction on recreation and tourist facilities in the 'countryside' applies to land at Barton farm, which would otherwise be appropriate for forms of development related to recreation and tourist facilities.

Change Sought: *none specified.*

If a developer wanted to develop the land at Barton farm for recreational or tourism purposes it would, just like any piece of land in the countryside, have to prove that it the site and the surrounding countryside could accommodate this change of use and that it would not be to the detriment of the wider environment. Proposal NC.3 provides for recreation facilities to be developed in association with the reserve Major Development Area, if the need for it is triggered.

Change Proposed- none.

Issue: 0.5
Historic Environment

City Council's response to representation

Proposal HE.2

Objection:

Tywford Residents Association (1036/3)

Shawford Park should be designated a countryside conservation area outside the policy boundary to preserve its park status.

Change Sought: *Land to be included in Countryside Conservation Area.*

Conservation Areas are defined for areas of special architectural or historic importance, which are usually substantial parts of a town or village. Shawford Park falls within the grounds of a Listed Building and is also protected from additional and harmful development by the Countryside and Natural Environment Policies and its location in a flood plain. It is also a Historic Park and Garden therefore is subject to Proposal HE.3. It is not therefore considered appropriate or necessary to designate a conservation area at Shawford Park.

Change Proposed- none.

Proposal HE.3

Objection:

Tywford Residents Association (1036/2)

We object to the infilling proposals within certain areas of the conservation area.

Change Sought: *Land/gardens of listed buildings in particular should be preserved and not included in the infilling policy.*

The Plan includes policies to prevent inappropriate development and protect the setting of listed buildings (Proposal HE.13 – HE.16). Any infilling proposals would need to comply with these policies and it is not considered necessary or realistic to exclude listed buildings or conservation areas from settlement boundaries.

Change Proposed- none.

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Proposal HE.5

Objection:

Bishops Walthams Society (212/9)

Omission of requirement in WDLP HG.7(iii).

Change Sought: *Add (v) 'do not generate excessive traffic, car parking, noise or cause other detriment to the environment. Existing uses of this nature will not be allowed to expand or intensify'. Add to explanatory text 'Where existing uses are affected, the City Council will encourage their relocation'.*

The Bishop's Waltham Society seeks to have a criterion added to HE.5 along with explanatory text in regard to traffic management and the disallowing of existing uses that generate traffic related environmental effects to expand. As stated in the Analysis of Representations on the Deposit Plan (Chapter 5; Historic Environment ; Issue 5.13), proposal DP.14 covers such matters and resists development that would create, consolidate or expand uses that generate excessive traffic or cause noise or other environmental problems. This Proposal would apply to conservation areas, it is therefore not necessary to include the additional criterion and text suggested.

Change Proposed- none.

Issue: 0.6
Housing

City Council's response to representation

Housing Supply/Urban Capacity

Objection:

Bishops Waltham Society (212/12)

It is not well demonstrated that sufficient identified capacity will come forward within the Plan Period with sufficient flexibility to meet the "manage" requirement of 'plan, monitor, manage'. The City Council have not adopted the non-planning policies and implementation plans to ensure obstacles to the supply of private sites are minimised and the many sites within its own control are brought forward at the required time. Proposals to build on open space and children's play areas will result in over-development. This will aggravate the existing shortfall of such space in Bishops Waltham and further by no allowance for new open space provision to meet the need of the 2000+ brownfield dwellings.

Change Sought: *none specified*

Objector 212 suggests that sites identified in the Urban Capacity Study will not come forward during the Plan period. The potential constraints to site delivery have been addressed under Issue 6.3 of the 'Representations on the Deposit Plan' document and it is concluded that these will not generally effect the bringing forward of sites. There is no basis to suggest that adequate sites will not come forward during the Plan Period. The fact some of the sites do not have planning permission does not mean they cannot gain it during the Plan period. The purpose of the Local Plan is to put in place policies that will allow these sites to come forward for development. In addition to the sites identified, windfall sites continue to provide a valuable source of completions year on year.

Important open spaces within the H.2 settlements are protected by Proposal RT.1 and RT.2 and are exempt from inclusion within the Urban Capacity Study. As of April 2003, the City Council remains on course to meet the strategic requirement within the District.

Change Proposed- none.

Omission:

Objection:

Environment Agency (253/21)

An additional paragraph should be included, outlining the concerns over a proliferation of septic tanks in new development. This form of treatment is not sustainable, a view which is supported by DETR Circular 03/99.

Change Sought: *Page 55: New paragraph (after 6.3)*

'Where possible, all housing development should be encouraged to connect to existing adequate sewerage provision to reduce the proliferation of septic tank discharges to controlled waters. Where this is not possible, the proliferation of high numbers of septic tank discharges in

Proposal DP.9 requires development to avoid threatening the purity of groundwater sources or conflict with the Environment Agency's 'Groundwater Protection Policy'. Changes have also been made in Proposal DP.13 to resist development that would cause surface or groundwater pollution, in response to similar objections. No further change is therefore necessary, especially to the level of detail requested.

Change Proposed- none.

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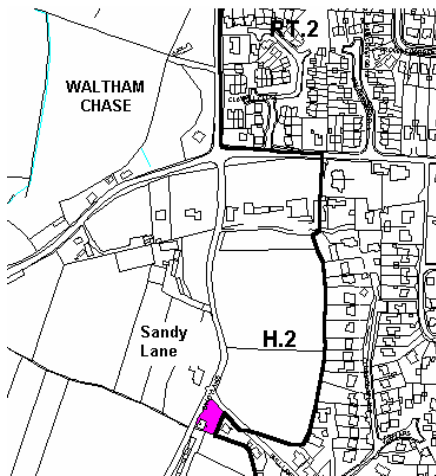
a small area (i.e. within a village) should lead to appraisal of whether first time rural sewerage is required for the area'.

Proposal H1-H.3 'omission' site:
WALTHAM CHASE

Mr and Mrs Elliott (207/1)

The house at Northcroft, on the corner of Bull Lane and Sandy Lane, should be included within the settlement boundary of Waltham Chase

Change sought – *extend the settlement boundary of Waltham Chase to include Northcroft.*



Northcroft is on the corner of Bull Lane and Sandy Lane. The rest of Bull Lane is included within the settlement area. However, the settlement boundary was not defined to include Northcroft because this building fronts on to Sandy Lane and is better related to the more scattered, rural dwellings along that road than it is to the more urban nature of Bull Lane. It was not, therefore, considered appropriate to include this plot with the built up settlement, thus allowing for potential infilling or backland development. This does not mean that there will be no opportunity for one-for-one replacement of the existing dwelling.

There are significant development opportunities within Waltham Chase, including sites identified in the Urban Capacity Study, and it is concluded that there is no justification for extending the settlement boundary.

Change Proposed – *none.*

Proposal H.2

Support:

Mr J.F Lake (1029/1)

Support the return of a development boundary to Hambledon and the details of it given in inset map 12.

Change Sought: *none*

The support is welcomed.

Change Proposed- *none.*

Objections:

Mr A.C Granger (1052/1)

The land between Abbots Barton and Headbourne Worthy should remain fields and not be developed.

Change Sought: *none specified*

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.32 (Loss of Countryside) and 13.33 (Loss of Informal Recreation/Countryside). Specifically, it is proposed that as part of the MDA informal recreation be undertaken on the eastern side of the railway line. Thus the land between Abbots Barton and Headbourne Worthy on the eastern side of the railway will remain undeveloped by housing or other such built development.

Change Proposed- *none.*

C.R Bradshaw (1164/3)

The main aim of the Plan is to avoid green field development. The Policy mentions a 'mix' of dwellings as being desirable. However, a mix of small and large houses by high density buildings of small units in the gardens of large properties will damage the environmental setting of the larger properties and will be uncomfortable for the small units, often on roads with no bus service and new 1

See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.55(Density) & Chapter 12; New Communities; Issue 12.27 (Winchester City (North) Justification/Need for development).

Change Proposed- *none.*

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bd/rm units with no car parking facilities.

Change Sought: *That high density buildings must be reduced and any additional housing made up on small green field sites. Development of green field sites in the immediate area of Winchester should be prevented.*

Twyford Residents' Association (1036/4)

We wish to re-define the policy boundary to the East of the parish hall car park.

Change Sought: *Extending the boundary to allow for future doctors surgery expansion and parish hall car parking.*

See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.44.

Change Proposed- none.

Proposal H.3

Objection:

J.Hayter (138/29)

(a) The features that settlements such as Beeches Hill are lacking compared to others that are considered more sustainable are only a public house or a church/chapel, but not both. Beeches Hill is "an existing defined built-up area" and its exclusion is contrary to HCSPR and PPG3.

(b) Allowing 'frontage development' is contrary to PPG3 because the whole plot is brownfield land. Required density and affordable housing would be impossible to achieve 6.31. In the case of Beeches Hill, it would include the curtilage of all frontages and add the plots of Vernon Cottages, existing backland development on the west side, numerous plots on the east side, the 4 plots at the Northern end of Shipcote lane and Gilberts Knapp.

(c) Contrary to guidance and other policies by reducing the potential development density. The design of parking is controlled by DP.3.

Change Sought:

- (a) *Add Beeches Hill to the list of development frontages*
- (b) *Delete criterion (ii) prohibiting backland development and extend the Beeches Hill settlement boundary to include all contiguous brownfield land not separated by gaps.*
- (c) *Delete from (iii) 'provide for vehicles to turn and park within the site and'.*

(a) In producing the Review Plan all settlements in the District were assessed to establish their sustainability and capacity to accommodate new development. Settlements with minimal or no facilities, services or employment or public transport, of which Beeches Hill is one, were not considered appropriate for inclusion with Proposal H.3. However, where there was considered scope for significant additional urban capacity within borderline settlements, the decision was taken to include these settlements within the H.3 Proposal.

(b) PPG3 does not differentiate between urban and rural settlements and consequently the principles of PPG3 apply to both. All land within a curtilage of a dwelling within the District, by definition, would be considered brownfield land and the principles of PPG3 would apply. However, the Local Plan policies are in place to ensure that future housing development takes place in the most sustainable locations within the District and development within the countryside and backland development within the H.3 settlements is not considered sustainable or appropriate to the character of the settlements concerned. When calculating density within a H.3 settlement, a nominal line is drawn, allowing for a front and back garden to be taken into account.

(c) Settlements contained within Proposal H.3 are of a rural nature, and as such, may not easily afford the opportunity for off site parking due to the narrow village roads and tight frontages. It is therefore considered appropriate to require parking to be located on site and combine access points wherever possible. It is desirable, from a road safety point of view, to provide for vehicles to turn on-site, as required by criterion (iii). It is considered important to highlight this requirement within proposal H.3 as older frontage development often fails to make such provision and so as to reduce on-street parking. While this may threaten to reduce densities, this may need to be accepted given the safety issues involved.

Change Proposed- none.

Bishop's Waltham Society (212/18)

6.37 notes that the affordable housing needs of rural areas remote from facilities and public transport needs to be addressed. The Plan identifies 2 brownfield plots on Beeches Hill (equivalent to 3 or 4 brownfield dwellings now) within a settlement then consisting of only about 20 dwellings. Proportionately this is far more than generally in the

The changes sought have been addressed in the response to objection /12 and /22. It is not considered appropriate to add Beeches Hill to the list of H.3 settlements or delete criterion (iii) from Proposal H.3.

Change Proposed- none.

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district and the 10% (approx) for Bishop's Waltham.

Change Sought: Add Beeches Hill to the list of development frontages.

Delete from (iii) 'provide for vehicles to turn and park within the site and'

Proposal H.5

Objection:

J Hayter (138/28)

(a) In 6.39 the 1220 assumes that the shortfall in e.g. Winchester City can be met by provision at e.g. Denmead. The change to 1463 assumes that each of the 7 sub-areas must be self-sufficient.

(c) 5 dwellings or 0.17ha is only equivalent to a site density of 29ha. 5 dwellings or 0.1ha is needed to ensure that town centre sites that should be developed at the 50/ha density are included.

Change Sought:

a) amend 6.39 to read 'It identified a need for 1463 new subsidised affordable homes by 2004 which would be likely to increase to 1553 by 2006. A further 1220 indicated that they expected to have to move out of the District to obtain an affordable home'.

c) Amend 6.48 and H.5(l) to refer to 5 or more dwellings or 0.1ha or more.

In addition to the comments in the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.71:

It is not considered beneficial to attempt to make the housing letting areas self-sufficient, as households often wish to move to different parts of the District. It is the Government's policy that everyone should have a reasonable choice of housing and it is therefore reasonable that occupiers of affordable housing should be able to have a choice in addition to those who can afford market properties. Affordable housing needs are kept under review through regular updates of the Housing Needs Survey. The need to maintain a choice of location for affordable housing is reflected in the results of the 1999 Housing Needs Survey, and subsequently in the updated 2002 Survey. The 2002 Survey includes new housing needs figures for the District, and these are now put forward as recommended Pre Inquiry Changes. The 2002 Survey also includes an updated figure of households expected to leave the District over the next 5 years. As the Local Plan recognises that not all the housing need identified in the Survey can be met, it is not necessary to refer to those who intend to leave the District, as the issue could not be resolved within the Plan period.

Further to the comments in the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.75:

It is not considered appropriate to lower the site area threshold to 0.1 hectares, as this would then apply to many smaller schemes of 3 dwellings or more. The site area threshold should remain at 0.17 hectares (the area equivalent of the minimum density of 30 dwellings per hectare), as the site area reflecting the higher density would not be appropriate in the majority of cases.

Change Proposed- none.

Proposal H.7

J Hayter (138/3)

- a) 3rd sentence of H.7 'capable of accommodating 2 or more additional dwellings' cannot be consistently interpreted e.g. if it will accommodate one 3-bed and one small but not one 6 bed with 1 small. The 0.053ha has to serve as a trigger and has been calculated on one dwelling at 30/ha (0.033ha) plus one dwelling at 50/ha (0.02ha). Reference to both area and number of dwellings is needed to set a basis for considering mixed-use developments e.g. over the shop.
- b) The DCA Winchester Housing Needs Survey proposed a level of '30% for subsidised units and around 20% for low cost market housing'. The study used the average income of first time buyers to find the 'low cost market housing'. The reference to 'for small households' is superfluous in the

It is considered the response (Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.71) on the change sought to the Proposal, to add "suitable for first time buyers, including" is generally adequate. However, further to the 4th paragraph; although it is recognised that the primary need for small properties is for first time buyers there is also a need for older 'small' households. Criterion (i) therefore needs to retain the flexibility to be applied in different circumstances.

In relation to the minimum site size issue and further to the final paragraph (Issue 6.71), it is not considered appropriate or necessary to introduce a minimum plot-size to which the Proposal should apply, in view of the varying character of areas throughout the District. It has operated on the basis of its application to sites of 2 or more dwellings without any significant problems, and it can be easily understood by both developers and development control officers. There are some sites where it would be difficult to define a precise site area, for example, in mixed residential and business use sites, and therefore it is concluded that the number of units is the most appropriate way of defining the minimum site size. Every housing development is also subject to design requirements, and this is also likely to influence the most appropriate dwelling sizes for each site, given the requirement for 50% to be small dwellings in the first

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context of 1 and 2 bedroom dwellings.

Change Sought: amend H.7 opening to read 'sites of more than 0.053ha or capable of accommodating 2 or more additional dwellings'. Amend H.7 (i) to read 'suitable for first time buyers, including'. Amend H.7 (iv) to read 'it accords with Proposal DP.3 and other relevant proposals of this Plan'.

Bewley Homes Plc & RCH Morgan-Giles (227/10)

Too prescriptive. Aims are supported although it is likely to cause conflict with certain other policies of the Plan, namely DP.3.

Change Sought: The wording of the policy should be amended to provide for greater flexibility.

Proposal H.8

Objection:

Emlor Homes (249/2)

Policy does not allow for flexibility in circumstances where a sheltered housing development may not be suitable under the terms of circular 6/98 to accord with the 'requirements of policy H.5'

Change Sought: amend the relevant sentence to read 'Where sheltered accommodation is proposed, it should also accord with Policies H5 and H7 where appropriate'.

Proposal H.9

Objection:

J. Hayter (138/5)

For consistency with other representations, make the following change.

Change Sought: Insert at H.9 (ii) 'It accords with DP.3 and other relevant proposals of this plan except H.5'.

instance.

Change Proposed- none.

See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.85. The Revised Deposit Plan amended Proposals H.7 and DP.3 to ensure consistency.

Change Proposed- none.

See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.88.

Change Proposed- none.

Further to issue 6.90 (See the Analysis of Representations on the Deposit Plan; Chapter 6; Housing; Issue 6.90), the Proposal already requires sites to accord with the requirements of Proposal H.2, which requires developments to accord with Proposal DP.3. It also already refers to other relevant proposals of this Plan dealing with permanent housing, which would cover any other of the Plan's proposals relevant to a particular site. No further changes are therefore considered necessary.

Change Proposed- none.

Issue: 0.8
Town Centres, Shopping & Facilities

Proposal SF.2

Objection:

J Hayter (138/9)

Problems may equally arise in all settlements, not just the larger ones.

Change Sought: Extend the policy to apply to all A3 developments regardless of size of settlement and to include locations in the countryside.

City Council's response to representation

Proposal SF.2 seeks to ensure that housing near to a proposed A3 use (e.g. pub, food establishment) does not suffer. The Proposal includes the larger towns and village centres in the district. The respondent seeks to extend the policy to the countryside and to include all settlements. It is not desirable to develop A3 uses in the countryside and there is likely to be limited scope in small villages. Such development would be assessed against Proposal SF.5 and

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the provisions of Proposal DP.3 would be adequate to resist harmful development in the rare cases where such uses may be proposed. The Local Plan is consistent with Government Guidance as it does not encourage the development of A3 uses in the countryside. By applying this policy to all villages and town centres, it could be seen as encouraging this type of development, in conflict with the sequential approach.

The respondent sought to have a specific response on the effect of other business uses. Proposal E.1 (v) ensures that any development is 'not detrimental to the amenities of the operation of adjoining uses, particularly with regard to noise, traffic generation and hours of operation'. Thus the Local Plan deals effectively with business uses and their potential adverse effects on surrounding neighbourhoods.
Change Proposed- none.

Issue: 0.9
Recreation and Tourism

City Council's response to representation

Proposal RT.4

Objection:

Mr & Mrs W.McGeorge (1375/2)
Stockbridge Road recreational land should be maintained and no development should take place.
Change Sought: none specified.

See the Analysis of Representations on the Deposit Plan; Chapter 9; Recreation and Tourism; Issue 9.13.
Change Proposed- none.

Proposal RT.8

Objection:

Hampshire County Council (1432/8)
RT.8 needs amending and supplementing.
Change Sought: amend to read:
i) durable surfaces should be relevant to the intended user and should not lead to an urbanisation of access routes.
iii) Opportunities for promotion, environmental appreciation and education.
ADD
v) Public transport infrastructure, where appropriate.
vi) direct, safe and visually attractive routes.
Delete the word 'rationalisation'.

Proposal RT.8 was amended in the Revised Deposit Plan to delete the word 'rationalisation' and to emphasise the need for development to be appropriate to the character of the area. The change suggested we are therefore generally covered but it is considered to be too detailed to include in full.
Change Proposed- none.

Suggest the inclusion of the following as proposals or within existing proposals:-
-Protection of the integrity, extent and ease of use of existing rights of way networks and associated features.
-Improvements to the right of way network should contribute to the development and implementation of the Rights of Way Improvement Plan for Hampshire.

Issue: 0.10
Transport

City Council's response to representation

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Proposal T.4

Objections:

Hugh Watson (345/1)

Object to Proposal T.4. Add text to mitigate the impact of on-street parking.

Change Sought: *Add to paragraph 10.16 – sufficient on-site parking will be required to reduce the tendency to park in streets. Contributions will be sought from developers to provide environmental and landscape features and traffic management and calming features to mitigate the effects of traffic increase.*

See the Analysis of Representations on the Deposit Plan; Chapter 3: Design and Development Principles; Issue 3.13.

Change Proposed- none.

Bishop's Waltham Society (212/22)

No reference to lorries despite their inclusion in the parking standards referred to in paragraph 10.15.

Only maximum residential parking standards have been set by government, the rest are in the HCC standards. In practice the 1.5 spaces average will set the maximum for all development of more than one dwelling. On street restraint measures to complement reduced parking are called for by PPG13 (4.7).

Change Sought: *amend 2nd sentence to read 'Maximum parking for residential development has ~~have~~ been set by government at an average of 1.5 spaces per dwellings, with no minimum. In some circumstances, parking provision...transport modes. The Local Authority will implement complementary on-street parking restraint measures in order to ensure the free flow of traffic and protect the street environment.'*

As the respondent notes, the parking standards do refer to HGV parking provision. To be more specific would be unrealistic and too prescriptive.

With regard to the amendment of the 2nd sentence, it is thought that by adding this to the proposal it will make it clearer for both members of the public and those implementing the Local Plan. However, the inclusion of the additional sentence is not considered necessary, as the intent of the suggested amendment is already provided for by change RD10.09.

The reference to 'turning facilities' in the proposal has not been referred to in the supporting paragraph as it was not considered necessary to repeat it. There is however, no inconsistency.

Change Proposed- none.

Proposal refers to 'turning facility' standards and the supporting text refers to 'parking standards'. This is inconsistent.

Proposal T.7

Objection:

Bishop's Waltham Society (212/23)

Some of the services are not local.

Change Sought: *amend 10.23 to read 'are generally only served by stopping services'.*

The respondents comments are correct. The trains going through Botley, Shawford and Micheldever are not necessarily local services.

Change Proposed: *amend the 4th sentence of 10.23 to read 'are generally only served by stopping local services'.*

Paragraph 10-14

Objection:

R Stahel (1118/1)

The consequences of the parking standards at Sleepers Hill will be two-fold. Car parking spaces are required for emergency vehicles, workmen that need to access houses for repairs etc, and for the families that live there. Lack of footpaths adds to the problem.

Change Sought: *Each house must have sufficient car parking space. Pedestrians*

See the Analysis of Representations on the Deposit Plan; Chapter 10; Transport; Issue 10.11.

Change Proposed- none.

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must have a safe pavement to walk on which is not currently available.

Proposal T.10

Objection:

Bishops Waltham Society (212/3)

The aim of this Proposal should apply to the whole District. Matters dealt with in this Proposal are not normally dealt with in Local Plans. Proposals to improve services, facilities and infrastructure are provided for in T.6, T.7, T.8 & RT.8. Proposals to improve road safety are dealt with in T.2, T.3 and T.11. The examples given in 10.34 are unlikely to require planning permission.

Change sought – delete Proposal T.10.

Proposal T.10 is a legitimate proposal. It aims to draw together the intentions that the Council has for this particular road corridor. Although some of these aims are covered by other proposals it is thought that Proposal T.10 is useful in that it draws them all together into a comprehensive proposal. It can also be noted that the Government Office for the South East has not objected to this proposal.

Change Proposed- none.

Issue: 0.12
New Communities

City Council's response to representation

Proposal NC.3

Objections:

J Bradshaw (1168/4)

2000 houses could add 4000 cars to Winchester which would cause havoc and exacerbate existing traffic problems. Existing infrastructure will not be able to support the additional houses. Flood issues in Barton Farm area. MDA would spoil the character of Winchester.

Change Sought: *'not seeking change as the Plan is totally unacceptable'.*

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.31.

Change Proposed- none.

WM Morrison Supermarkets PLC (334/3)

The Proposed Masterplan for any future development of the area should also consider the need for new social and community infrastructure, including shopping facilities. In considering new shopping facilities and a new food superstore, it would be more appropriate to locate them in close proximity to the development and to identify the amount of floorspace which is required to meet the need. A site for such a facility should be identified.

Change Sought: *1st paragraph of NC.3 should read:*

'An 'area of search', within which a major development area comprising 2000 dwellings and associated physical and social infrastructure, including shopping and community facilities, will be located if needed, is identified on Inset Map 45. Development will not be permitted in this area unless....'

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.30.

Change Proposed- none.

R.Holtby (132/1)

Object to a MDA being included in the Local Plan as this will erode the character

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.29 & 12.32.

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and further degrade the environment of Winchester.

Change Sought: none specified.

Change Proposed- none.

C. McKinlay (1030/2)

The extent and location of the area of search for the MDA is totally inappropriate and contravenes DP.5. The land in question is outstandingly beautiful and its loss would destroy one of the last 'green wedges' on this side of Winchester.

Change Sought: *The full landscape appraisal of the area and the detailed Masterplan should conclude that no such development should take place.*

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.29.

Change Proposed- none.

S. Burrows (1111/2)

Object to NC.3 as it would ruin the unique and special quality of Winchester.

Change Sought: *Re-evaluate the need for so many new houses in Winchester, which already has problems of traffic congestion, full schools, full trains etc.*

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.29.

Change Proposed- none.

P & M. McManus (1112/1)

Object to the proposed reserve MDA as the addition of over 2000 dwellings is liable to radically change the character of the City, and to place a wholly disproportionate burden on local infrastructure.

Change Sought: none specified

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.29 & 12.30.

Change Proposed- none.

Mr Howland (1113/1)

Object to the evaluation method and criteria used in selecting the 'Barton Farm' site, i.e. transport. Inadequate consultation on the criteria and their use.

Change Sought: *if any of the named areas of search are irrevocably to be selected at this stage without further public discussion, it is suggested that Littleton be included, either as an alternative to Barton farm, or in combination with Barton Farm.*

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.27.

Change Proposed- none.

J. Bruty (1114/1)

Object to MDA as Winchester is already congested and overrun. Andover Road is grid locked morning and night, the development of Barton farm would create chaos.

Change Sought: none specified

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.31

Change Proposed- none.

A. Tibbits (1442/1)

Barton Farm is on a flood plain and consequently is not suitable for development and people will have problems getting insurance and mortgages. Development could also result in flooding hazards in other areas. You have been warned.

Change Sought: none specified

See the Analysis of Representations on the Deposit Plan; Chapter 12; New Communities; Issue 12.34.

Change Proposed- none.

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Paragraph 13.11

Objection:

Bishops Waltham Chamber of Trade and Commerce (1204/1)

The paragraph would allow for housing which would not best serve the business community or the town in general. Abbey Mill in unobtrusive and whilst the Chamber wishes to see better use of the site, it would not wish it to become any less unobtrusive.

Change Sought: delete final sentence in paragraph 13.11.

See the Analysis of Representations on the Deposit Plan; Chapter 13; Settlements; Issue 13.6.

Change Proposed- none.

Proposal S.18

Objection:

Hampshire County Council (1432/14)

Support S.18 however suggest the following amendment.

Change Sought: (iii) consideration should also be given to providing for equestrian access to the existing and potential rights of way network. This is mentioned in the Local Transport Plan 2001-2006.

Proposal S.18 allocates land for housing development and reference to providing for equestrian access would not be relevant. The Plan does generally seek to promote access to and the use of bridleways.

Change Proposed- none.

Issue: 0.14

City Council's response to representation

General

All Plan Policies

Support:

Colden Common Parish Council (80/1)

Support all policies in the Plan and commends the Council on its proposals, particularly in regard to Wessex Business Park.

Change Sought: None

The support is welcomed.
Change Proposed- none.

Omitted Sites

Objection:

Estates Practice, Hampshire County Council (1434/44)

The land at Segenworth North estate should be re-evaluated as there continues to be no demand for 'open storage' land. Appropriate alternative uses for this site could be B1, B2 & B8 uses.

Change Sought: none specified.

The District Local Plan's previous policy relating to Segenworth North is not carried forward into the Local Plan as the site is largely completed. It is not appropriate to reintroduce a specific policy in relation to this issue, but if the land in question proved to be undevelopable for the permitted purpose after appropriate marketing it may be appropriate to permit an alternative use.

Change Proposed- none.