

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

CHAPTER 13: SETTLEMENTS

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Issue 13.1
Chapter 13 – Settlements
General

Representation:

Bewley Homes plc & R C H Morgan-Giles (227/17)

Alresford is the largest settlement outside Winchester and a sustainable location for new development. Specific development proposals should be identified for the settlement, particularly to achieve the delivery of improvements to recreational facilities.

Change sought – *identify the sustainability advantages of locating new development at Alresford.*

Sparsholt College (353/23)

Sparsholt College campus should be defined as a settlement area. The College has 450 residential students, over 270 staff, 30 staff houses, 1000 full-time students and 3000 part-time students annually.

Change sought – *identify a settlement policy boundary for Sparsholt College campus.*

Twyford Parish Council (328/1)

A special policy should be included for Twyford to allow for small mixed development of one or two sites adjoining the settlement boundary for employment, affordable housing and low cost family houses, the sites to be selected following a village appraisal.

Change sought – *add new policy to allow for mixed development on the edge of the settlement boundary.*

Clients of Southern Planning Practice (475/5)

There should be a general settlement policy to allow flexibility in meeting emerging needs during the Plan period.

Change sought – *add new settlement policy.*

City Council's Response to Representation

Representation 227 appears to relate to the Plan's allocation of land at Arlebury Park for recreation provision. It is made by the site owner who implies that residential or other development should be permitted as an incentive to release the land for recreational use. However, it has been concluded that the Local Plan will bring forward at least the required amount of housing land and that there is no need for greenfield sites to be released for either residential or other built development in Alresford. As there is no demonstrated need for new allocations of land at Alresford, other than for recreational use as proposed, there is no need to identify Alresford as a location for new development.

Sparsholt College's representation is one of a number made by the College. These request settlement status for the College campus, but it is concluded that this would not be appropriate (see Issue 8.15). The College is isolated from any sizeable settlement and the facilities and services that such a settlement would offer. However, it is recognised that Sparsholt College is a large establishment in the countryside, which may have legitimate development needs. Although the College seeks the identification of a development area, it is concluded that the opportunity should be taken to include a proposal that would guide development both at this College and other similar establishments in the District (see Issue 8.15). The College is in the process of producing a masterplan for its campus, which is to be welcomed and is encouraged by Proposal DP.2. The masterplan will enable the proposals for the College to be considered formally by the City Council and, if acceptable, adopted as supplementary planning guidance.

One of the main purposes of the Local Plan is to provide clear and secure guidance on where development will, or will not, be permitted. The definition of settlement boundaries is a well-established and proven way of doing this. Twyford Parish Council's suggestion would undermine the protection offered by settlement boundaries and lead to the erosion of the setting of the village. It is the Local Plan, not village appraisals, which should set the limits to development. This provides scope for anyone with an interest to promote a change to the boundary if they wish.

The Plan provides for the development of housing 'exceptions' schemes outside settlement boundaries, if a need is proved, as well as essential local facilities. To apply a more relaxed approach would not only be inconsistent with the approach to other villages, but would weaken the protection provided for Twyford by the settlement boundary. Similarly, to introduce a new policy for unforeseen and unspecified needs during the Plan period would weaken the Plan's clear guidance on development within and outside settlement boundaries.

Change Proposed - none.

Issue 13.2

City Council's Response to Representation

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Change sought.

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Proposals S.1 – S.6 (Bishops Waltham General)

The general support is welcomed. The respondent's specific representations set out the detail of the matters of support/objection and these are dealt with under the relevant Issue below.

Representation:

Change Proposed - none.

Bishops Waltham Society (212/25)

Welcome the acceptance of changes suggested by Bishops Waltham Strategy Group. Objections now submitted relate to matters of clarification or consistency.
Change sought – not specified.

Issue 13.3

Proposal S.1 (Bishops Waltham - Ponds)

City Council's Response to Representation

The references to the creation of some permanent open water and to limited public access were added to the existing (1998) Local Plan's Proposal S.1 at the request of the Bishops Waltham Strategy Group, which recommended how it wished to see the Plan's proposals amended. Whilst the infrastructure and groundwater issues are noted, the aim of providing an area of open water and some public access are considered sufficiently important to be mentioned in the Proposal. It may be, however, that if such an area is created it may not be totally 'permanent', as this would imply a level of control over abstraction, leakage, etc which is not available. Accordingly it is proposed that the word 'permanent' be deleted from Proposal S.1.

Representation:

Environment Agency (253/26)

Proposal S.1 refers to 'the creation of some permanent open water' but this may not be feasible due to infrastructure developments and groundwater levels.
Change sought – Proposal S.1, delete 'permanent open water'.

Change Proposed - Proposal S.1:

....Proposals for the restoration, maintenance and enhancement of North Pond/Middlebrook Grounds (including the creation of some ~~permanent~~ open water and limited public access) will be permitted provided:....

Issue 13.4

Proposal S.2 (Bishops Waltham - Malt Lane)

City Council's Response to Representation

The general support is welcomed.

Representation:

D M Fox (16/1)

Object to Proposal S.2 for Malt Lane. Prospective purchasers have pulled out because it is uneconomic and due to the ransom prices demanded by minor occupiers. Suggest an illustrative proposal to improve this entrance to the village, which would leave space clear for the overall development and act as a catalyst for the site's gradual, practical and economic development. The Council's handling of the area has resulted in 10 years waste of potential growth for the community.
Change sought – sketch proposal

Respondent 16 owns the largest part of the Malt Lane site. Whilst the representation includes a sketch layout of a possible development, it does not indicate what the suggested mix of uses is or how it wishes to see the Local Plan changed to overcome the concerns expressed about the need for an economic development.

Following this representation, a meeting was held between the respondent, the Parish Council and planning officers to discuss a way forward. Some long-standing areas of misinterpretation were cleared up and possible ways forward discussed. Planning officers stressed that Proposal S.2 was flexible in terms of uses and that a staged development could be acceptable, provided there was an overall masterplan for the site that showed how later phases could be achieved. The Parish Council is keen to progress redevelopment of the youth club for a new community building.

None of the parties at the meeting, nor the respondents to the Local Plan Proposal, have suggested specific changes to the Proposal. As it is already very flexible in terms of the mix of uses that may be

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submitted, but no specific changes stated.

Budgens Stores Ltd. (263/2)

No objection in principle to mixed use development of the Malt Lane site, but would object to the inclusion of a supermarket. There is no quantitative or qualitative need identified for such floorspace in Bishops Waltham and the Proposal and supporting text should be amended to clarify this.

Change sought – not specified.

GOSE (261/78)

The retail assessment does not propose additional retail floorspace in this location and the justification for the retail element is not clear. It is not indicated how the retail element would relate to the scale of the centre, as suggested in PPG6.

Change sought – not specified.

Bishops Waltham Parish Council (211/16)

Welcome the acceptance of changes suggested by Bishops Waltham Strategy Group. Objections now submitted relate to matters of clarification or consistency. Paragraph 13.6 should be amended to remove the need to provide subsidised affordable housing to achieve viability of the scheme.

Change sought – add at the end of paragraph 13.6: 'and no provision of subsidised affordable homes as an exception to Proposal H.5.'

permitted, it is not clear what could or should be done to address the concerns raised. The Parish Council suggests a change to the explanatory text to relax the requirement for affordable housing in order to assist economic viability. However, this is not considered an appropriate relaxation to write into the Plan, especially when the mix of uses may not include significant housing and a scheme's viability would, therefore, be unlikely to be affected by affordable housing requirements.

Two respondents question the reference to retail provision within Proposal S.2 as there is no reference to a retail need having been demonstrated. The respondents are correct in saying there has been no retail needs survey and no demonstration of a specific need. However, this site is quite small and any retail provision would be small-scale. This would reflect the guidance in PPG6, referred to by GOSE, stating that small or historic towns may not have sites suitable for large-scale developments and that development should be of a scale appropriate to the size of the centre.

It would, therefore, be appropriate to amend the Proposal and explanatory text to clarify that it is small-scale retail development that is being provided for. It is unlikely that this would include a supermarket, due to the limited scale of development and likely lack of need. However, the precise makeup of any new floorspace would be a commercial consideration and not appropriate for inclusion in the Local Plan, given the proposed reference to small-scale development.

Change Proposed - Proposal S.2:

....(i) achieve a mix of complementary uses, which may include housing, small-scale retail development shopping, service uses and car parking, and provide for the relocation of existing uses on the site, where necessary;....

Change Proposed - Paragraph 13.5:

Proposal S.2 allows for a variety of uses such as housing (particularly for small households), shopping, and service uses. Any additional retail floorspace should be of a small scale, appropriate to the modest size of the town centre. The site is in various ownerships and uses, some of which may need to be relocated or accommodated within any development scheme.

Issue 13.5 **Proposal S.3 (Bishops Waltham - Claylands)**

Representation:

George Wimpey UK Ltd (473/5)

Support the identification of the employment area at Claylands Industrial Estate.

Change sought – none.

City Council's Response to Representation

The support is welcomed.

It is accepted that criterion (ii) of S.3 does conflict with advice and PPG13, and to an extent with Proposal T.4. If criterion (ii) is deleted, the Proposal's remaining requirements are generally covered by the Plan's other proposals, especially DP.3. In addition, much of the potential for redevelopment at Claylands has now been taken up and the appearance of the area has greatly improved following similar proposals in previous Local Plans. Accordingly, it is proposed that Proposal S.3 should now be deleted.

Claylands is an established industrial area and, whilst the concerns of

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Bishops Waltham Parish Council (211/17)

Object to Proposal S.3, which should be deleted. The Proposal's requirements are covered by Proposal DP.3 and the requirements for provision of car and lorry parking conflict with T.4 and PPG13.

Change sought – delete Proposal S.3.

GOSE (261/79)

Criterion (ii) does not fully reflect the advice in PPG13 on reducing parking levels. PPG13 advises that developers should not be required to provide more spaces than they wish unless there are significant implications which cannot be met by other measures.

Change sought – not specified.

C A Bailey (1200/2)

The increase in industrial development has resulted in more HGVs, often in the early hours, causing disturbance to residents. Residents' quality of life has deteriorated and there is a risk of accidents.

Change sought – stop on-street parking by employees, control traffic movement between 7am – 7pm, and control speeds on Claylands Road.

nearby residents are acknowledged, it is unrealistic to think that the industrial uses will be relocated. This would also be inconsistent with the aim of retaining employment in the settlements, especially the larger centres such as Bishops Waltham. It is agreed that traffic management or other measures should be investigated to alleviate the problems noted, but these are outside the scope of the Local Plan.

Change Proposed - Proposal S.3:

S.3 In order to achieve an environmental improvement of the Claylands Industrial Estate (see Inset Map 1), development proposals for this area will be permitted, provided that they:

- (i) incorporate a high standard of design, and appropriate hard and soft landscaping;*
- (ii) make adequate provision for car and lorry parking facilities, avoiding the need for on-street parking;*
- (iii) accord with Proposal DP.3 and other relevant proposals of this Plan.*

Change Proposed - paragraphs 13.7–13.8:

Claylands Industrial Estate has been developed incrementally and the resulting development has sometimes lacked adequate landscaping and an overall design style. The Local Planning Authority will seek to achieve an upgrading of the environment of the industrial estate. Opportunities should also be taken to introduce measures to alleviate the effects of traffic disturbance and parking on residential properties. Improvements will be promoted by the use of a variety of measures and implemented through co-operation between private and public bodies.

In considering development proposals for the area subject to Proposal S.3, the Planning Authority will take the opportunity to require a high quality of design and landscaping. It will also encourage the owners and users of premises to improve the appearance of their sites and to carry out landscaping schemes. Development proposals should avoid exacerbating traffic and parking problems in the area by making adequate provision within the development sites for car and lorry parking, and by avoiding uses that generate high levels of traffic.

Issue 13.6 **Proposal S.4 (Bishops Waltham - Abbey Mill)**

Representation:

Abbey Mill Occupiers (301/1), K J Luff Vehicle Builders (1194/1), Under Pressure (1196/1), L Ward (1199/1), M J Ward (1202/1)

Support proposal S.4. It is vital to retain the existing employment opportunities for B2 occupiers and also the lorry park. There is diminishing provision within the area for B2 employment, especially at an

City Council's Response to Representation

The support is welcomed.

The respondents listed under this Issue either support Proposal S.4 or consider that the Proposal and/or its explanatory text need to be strengthened to ensure that the site is retained for employment use.

A number of respondents seek to ensure that the current range of uses on the site are retained in any redevelopment, especially B8 uses. They are particularly concerned about the loss of the lorry parking area that has developed on the site. This is not, however, a B8 use, but is 'sui generis'. Whilst the use of the area as a lorry park is now generally accepted, it may not be realistic to require its re-provision in any redevelopment scheme, although this would be encouraged. Re-provision may undermine the viability of development due to possible low income generation from a use that

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City Council's Response to Representation ***Change Proposed***

economic rent. Failure to uphold the Proposal will allow redevelopment for other uses or new premises at substantially higher rents, leading to the closure of existing businesses and loss of local employment opportunities and lorry parking, for which there is no alternative in the wider locality. Abbey Mill is in full and local use, supporting industry in the town, with great demand for units. It is better to leave any contamination undisturbed as it may affect the development or adjacent residents. The area is in a flood plain and increased roofs will exacerbate flooding problems.
Change sought – none.

George Wimpey UK Ltd. (473/6), A Archard (former Councillor) (886/4), Bishops Waltham Chamber of Trade & Commerce (1204/3), W Dyke (1397/1)
Support Proposal S.4.
Change sought – none.

Bishops Waltham Chamber of Trade & Commerce (1204/4)
Support paragraph 13.12. The need for additional parking is understood.
Change sought – none.

D Quiney (1195/1), C A Bailey (1200/1)
Paragraph 13.11 is too flexible to ensure that development provides for all Use Classes. The site owners want to remove B8 uses and if this is allowed the planners have a duty to provide another local site. The existing uses are appropriate and do not cause problems.
Change sought – ensure that existing Classes B1, B2 and B8 are incorporated in any redevelopment or identify an acceptable location for B8 uses.

A J Archard (former Councillor) (886/5)
Object to the final sentence of paragraph 13.11. The site is very unobtrusive and lends itself to more intensive use. Bishops Waltham is short of employment sites and these should not be lost due to a get out clause about contamination. It would suggest to landowners that if they contaminate their site they will get planning permission for housing.
Change sought – delete final sentence of paragraph 13.11.

would occupy a large area of land. In addition, substantial investment may be needed to bring the area up to acceptable modern standards, in terms of pollution control, minimising disturbance to other uses, etc. This may result in higher charges for operators and involve the imposition of conditions, for example on operating hours, making the site less attractive for lorry parking.

It is not, therefore, considered appropriate to add a requirement to Proposal S.4, or its explanatory text, requiring the retention of a lorry park in any new development. Proposal S.4 allows for the development of B8 uses and does not include the current (1998) Local Plan's restriction on the scale of such use. It may be appropriate for a future applicant to retain an element of lorry parking in any redevelopment, subject to appropriate environmental controls, but this would not be a legitimate requirement of the Plan.

It is not the City Council's responsibility or duty to find an alternative site for this private facility, although it would encourage re-provision. The existing site has been identified by individual operators and they would be responsible for finding appropriate alternative sites should Abbey Mill cease to be available. The site may cease to be available to lorry operators as a result of actions by the landowner, for example by implementing an earlier permission to redevelop the site, not just as a result of the Local Plan's proposals.

It is considered that flexibility in the uses allowed on the site (within the B1, B2 and B8 Use Classes) is necessary, if a viable development is to be achieved and the environmental improvements sought by Proposal S.4 are to be achieved. Similarly, given the likelihood of contamination on the site, it is considered appropriate to refer (in paragraph 13.11) to the possibility of permitting other uses in order to achieve a viable development. However, this would be subject to the requirements of Proposal DP.16, which include showing that contamination is causing a risk, demonstrating that development is the only way of dealing with the harm being caused, and showing that the works proposed will overcome the problems identified. Given these requirements, and the fact that development that does not accord with the Plan is only to be permitted 'exceptionally', it is not accepted that there is a danger of landowners contaminating sites just to get permission for development.

Some scope for flexibility is considered important, as the Local Plan seeks to achieve the redevelopment of the site and associated environmental and employment benefits, not to prevent or constrain development. The representations made by the site's owner (see Issue 13.6 below) highlight the need for some development incentive, given the fact that the site has been allocated for over 10 years, but has not been redeveloped. Whilst it is not accepted that a mix of housing and employment development should be promoted by Proposal S.4, it is proposed that paragraph 13.11 continues to provide an element of flexibility.

Change Proposed – none.

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Issue 13.7
Proposal S.4 (Bishops Waltham
- Abbey Mill)

Representation:

James Duke & Sons (Holdings) Ltd.
(866/4)

Insufficient land has been allocated for residential development to meet strategic requirements which, combined with the significant advantages of the comprehensive redevelopment of the site, means the site should be allocated for mixed use commercial and residential development. The site is well contained and redevelopment would provide a significant enhancement to the setting of the Conservation Area. Residential development will be necessary to ensure that adequate remedial measures are taken to deal with contamination. Employment provision can be increased in a mixed employment/housing scheme. There has been little market interest in employment development on the site since the Development Brief was produced in 1989. The previous Local Plan Inspector recommended a mixed use scheme and Government advice since then places greater emphasis on the use of brownfield sites for housing.
Change sought – amend S.4 to provide for a mixed use commercial and residential development (incorporating a minimum of 30 dwellings).

GOSE (261/80)

B1 business use includes office development. It is not clear if regard has been given to the sequential test in PPG6 and the importance of accessibility (PPG13).
Change sought – not specified.

R P Wyer (2101/1)

Object to paragraph 13.10, which says that land at Abbey Mill is currently underused. This is not the case, with all units occupied and all available land used by licence holders. Planners must insist the development includes Class B8 and

City Council's Response to Representation

Objections summarised under this Issue generally seek changes to Proposal S.4 to make it more flexible, particularly regarding residential use, or put forward other specific suggestions for change.

It has been concluded that adequate housing land is provided by the Local Plan (see Issues 6.2 – 6.8). There is, therefore, no need for residential development on this site, in terms of housing requirements. The advantages of redeveloping the site are accepted, hence the inclusion of Proposal S.4, allowing for this. The site was re-assessed, as advised by PPG3, during the preparation of the Local Plan Review and it was concluded that it should remain an employment-only allocation, due to its advantages for employment use. These advantages remain and are reinforced by the points made by supporters of the Local Plan's Proposal (see Issue 13.5). Economic factors have changed since the previous Local Plan Inspector's conclusions were reached and the site is now more fully used.

The Local Plan allows for the possibility of other uses if this is necessary to achieve a viable development (paragraph 13.11). Specific reference is made to contamination. However, any acceptance of non-employment uses should be as an exception to Proposal S.4, if this can be justified, and in accordance with the requirements of other relevant policies such as DP.16, and should not be written into the Proposal. Even if there is a net gain in employment, this would not in itself justify housing development. Employment allocations are justified also by the need to provide land for the development of a variety of businesses. The development of the site for intensive (probably office) employment uses may not meet this aim. The Abbey Mill site is now the only allocated site in the Bishops Waltham area where B2 and B8 uses would be acceptable. At the other main industrial site in Bishops Waltham, Claylands, any scope for expansion is limited and there are environmental problems caused by conflicts between housing and employment.

The review of employment allocations took account of factors such as accessibility by sustainable transport modes, relationship to main built-up areas, and suitability for employment use. The Abbey Mill site performs well against these factors. Although intended primarily for industrial-type employment, its location close to the town centre of Bishops Waltham makes it suitable also for office-type uses.

It is accepted that the Abbey Mill site offers scope for more intensive development, as well as for environmental improvement. The current buildings and uses will not remain forever and the Local Plan should encourage their redevelopment. At the same time, it is accepted that the site is not necessarily 'under used'. It is proposed that paragraph 13.10 should be amended to reflect these points.

Given that flooding and drainage issues are potentially very significant on this site, it is accepted that Proposal S.4 should be cross-referenced to Proposals DP.10 and DP.11, which deal with these issues. However, it is not considered necessary to add a new

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B2 and B8 sites are being eroded.

Change sought – delete the term 'under-used' and insist that current Classes B1, B2 and B8 are available in any future development.

Bishops Waltham Society (212/26)

Paragraph 13.10 should be amended to promote redevelopment. Proposal S.4 should be amended to allow for some housing development for small and subsidised dwellings to maximise viability and provide a high-class development. S.4 should include a requirement to include adequate drainage and flood control measures. Any removal of the lorry park could be re-provided on countryside sites.

Change sought – amend paragraph 13.10 to read: 'The existing development at Abbey Mill does not do justice to such a sensitive site and the existing types of use provide low employment densities. Significant redevelopment will therefore be encouraged'. Add after S.4 (i): 'Some housing will be permitted provided that it does not result in any loss of existing net employment space and accords with DP.3 and other relevant proposals of this Plan'. Add after S.4 (ii): 'Adequate drainage and flood control measures are proposed'.

Bishops Waltham Parish Council (211/18, 211/19)

Proposal S.4(ii) should refer to the provision of adequate drainage and flood control measures. Paragraph 13.10 should be amended to promote redevelopment, to reflect the current situation and potential.

Change sought – add to S.4(ii): '...and adequate drainage and flood control measures are provided.' Amend paragraph 13.10 to read: 'The existing development at Abbey Mill does not do justice to such a sensitive site, the current types of use provide low employment densities. Therefore, redevelopment should be encouraged'.

Environment Agency (253/27)

Redevelopment at Abbey Mill should consider the re-instatement of the River Hamble, which is in an enclosed culvert,

criterion to S.4 dealing specifically with flooding, as this can be adequately covered by adding a cross-reference in criterion (vii). The reinstatement of the River Hamble to an open course is considered too detailed a matter for inclusion in the Local Plan. It is, however, encouraged by the Abbey Mill Development Brief and S.4 requires regard to be had to the provisions of this Brief.

The current (1998) Plan's requirement to provide for access through the Abbey Mill site to the proposed indoor leisure site to the west has been deleted, along with the allocation of the leisure site itself. The respondent has objected to the failure to carry forward the leisure allocation (see objection to Proposal RT.13) and a requirement for access to be provided should only be carried forward in conjunction with such an allocation. It is not proposed to continue the leisure site allocation and therefore it is not appropriate to require access to be provided to it. This does not prevent the site owner from seeking to achieve a satisfactory access, which would have to be achieved in negotiation with other landowners. This would be the case regardless of the Local Plan's requirements.

Change Proposed - paragraph 13.10:

Land at Abbey Mill is currently not intensively under used and is in need of environmental improvement. The area offers an opportunity for the significant redevelopment of new for business uses, which will be encouraged so as to improve the environment and economic prosperity of the area.

Change Proposed - Proposal S.4:

... (vii) accord with Proposals HE.1 - HE.2, DP.3, DP.10 – DP.11, E.1 other relevant proposals of this Plan, and have regard to the provisions of the Abbey Mill, Bishop's Waltham, Development Brief.

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to an open channel to enhance the environment.

Change sought – *add new criterion (viii): 'include an approved scheme which investigates the restoration of the River Hamble to an open channel.'*

Environment Agency (253/28)

The S.4 area falls within the EA's Indicative Floodplain Maps and is at risk from flooding. The Proposal should be amended to advise developers of this issue.

Change sought – *add new criterion (ix): 'carry out a Flood Risk Assessment and design the development to ensure that it will not exacerbate flooding in the locality and/or up-stream or down-stream of the development (see also proposals DP.10 and DP.11).'*

R Hartley (372/2)

The requirement in the current Local Plan's proposal for Abbey Mill, to provide access to the adjacent indoor leisure site, should be reinstated. The indoor leisure allocation should be carried forward and there should be a requirement for access to it.

Change sought – *reinstate the allocation of land for an indoor leisure facility and allow alternatives for access to the site other than through Abbey Mill.*

Issue 13.8

Proposal S.5 (Bishops Waltham - Abbey Field)

Representation:

Abbey Mill Occupiers (301/2)

Whilst there may be justification for additional parking, taking access through the existing industrial estate to serve a public car park will undermine existing businesses by reducing open storage, parking and servicing space and making the commercial area less secure.

Change sought – *delete reference to public parking or specify that access will not be through the existing industrial estate.*

City Council's Response to Representation

It is unlikely that Abbey Field would be developed separately from Abbey Mill, so the proposed car parking is not likely to be provided with access through the existing industrial estate. Indeed, it would be difficult to achieve such an access without demolishing part of the existing estate. In any event, the Abbey Mill Development Brief proposes that access for any public car park on Abbey Field should be directly from Station Road, not through the industrial estate. As Proposal S.5 already refers to the requirements of the Development Brief it is not considered necessary to amplify the Proposal to specify that access should not be taken through the industrial estate.

The Local Plan and Development Brief allow for some private parking in Abbey Field to serve development at Abbey Mill, provided an equivalent number of spaces are provided for public use. However, any development of Abbey Mill would now have to take account of current parking standards, which now place a limit on parking rather than requiring a minimum number of spaces. There is, therefore, likely to be less (if any) need for private car parking in Abbey Field, with a consequent reduction/removal of the requirement for public

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| <p>GOSE (261/81) It is not clear how the provision of car parking reflects an integrated approach to transportation planning as indicated in PPG13. <i>Change sought – not specified.</i></p> <p>Bishops Waltham Parish Council (211/20) Proposal S.5 should refer to the provision of adequate drainage and flood control measures. Paragraph 13.17 should not refer to the 'proposed' business site as it already exists. <i>Change sought – add after '...the development of this site) in S.5: '...adequate drainage and flood control measures are provided.' Delete 'proposed' from paragraph 13.17, first sentence.</i></p> <p>Environment Agency (253/29) Object to the statement in S.5 that 'the area between Abbey Mill and Palace House is suitable for the provision of a carefully designed and landscaped car park'. The priority for this area should be the restoration of the River Hamble to an open channel. The restored channel would need to be carefully integrated with the public open space and car parking. <i>Change sought – amend S.5 to read: 'The area between Abbey Mill and Palace House known as Abbey Field is suitable for development as a significant area of informal public open space incorporating a restored River Hamble channel and a limited amount of carefully screened car parking.'</i></p> | <p>parking.</p> <p>The Development Brief envisages a small net increase in parking spaces through the development of a public car park at Abbey Field, as some of the provision would be to enable parking restrictions to be introduced on part of Station Road. The aim is also to relieve parking in more sensitive locations within Bishops Waltham. Its provision would not, therefore, necessarily result in an overall increase in parking in the town, but would enable measures to be introduced to control parking in more sensitive areas. This is not felt to be in conflict with the aims of PPG13 regarding transportation planning.</p> <p>Given that flooding and drainage issues are potentially significant on this site, it is accepted that Proposal S.5 should be cross-referenced to Proposals DP.10 and DP.11, which deal with these issues. The reinstatement of the River Hamble to an open course across the site is encouraged by the Abbey Mill Development Brief. While the Environment Agency objects to the Proposal's acceptance of a car park and open space on the site, its own suggested wording envisages this, albeit in conjunction with a restored channel for the river Hamble. Although such a suggestion would be welcomed, it is not considered something that could be a legitimate requirement of S.5 and is also too detailed a matter for inclusion in the Local Plan.</p> <p>Paragraph 13.17 is referring to the 'proposed' business site at Abbey Mill, rather than the existing one. As noted above, it is unlikely that Abbey Field would be developed other than in conjunction with the redevelopment of Abbey Mill. Accordingly, no change is proposed to paragraph 13.17.</p> <p><i>Change Proposed - Proposal S.5:</i> <i>The area between Abbey Mill and Palace House is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park (confined to the lower part of the site), provided such development has regard to the provisions of the Abbey Mill, Bishop's Waltham, Development Brief (which sets out detailed guidance for the development of this site) and accords with Proposals HE.1 - HE.2, DP.3, DP.10 – DP.11 and other relevant proposals of this Plan.....</i></p> |
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Issue 13.9 **Proposal S.6 (Bishops Waltham - Traffic System)**

City Council's Response to Representation

Representation:

It is accepted that Proposal S.6 is not worded in a way that relates to whether planning permission will be granted or not. Although the Proposal is related mainly to traffic measures, most of which will not require planning permission, it is proposed to modify the wording in an attempt to address this objection.

GOSE (261/82)
PPG12 advises that development plans should concentrate on matters which are likely to provide the basis for considering planning applications. Proposal S.6 includes a statement of intent and should be deleted or modified.

The additional aims suggested by some respondents are generally consistent with the Proposal, but there is a danger of making it into a list of objectives and diverting even further from it being a land-use policy. However, a change to criterion (i) is proposed to reflect aspects of the suggestions. It is not accepted that criterion (ii) should be deleted as it is still considered a valid aim. Whilst there may be detailed local implementation difficulties, this does not detract from the

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Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

Change sought – not specified.

general aim.

Bishops Waltham Parish Council (211/21)

Two new criteria should be added to Proposal S.6, to encourage walking to the schools and town centre and to encourage trips to the town centre by non-car modes.

Change sought – add new criteria (v) and (vi): '(v) to encourage walking to the schools and town centre from both the east and west. (vi) in combination with (v) to encourage trips to the town centre by non-car modes.'

Notwithstanding the doubts raised by respondent 1204, there are clearly areas where there is danger to pedestrians caused by conflict with vehicles. The most serious is in Bank Street, which is also an important route into and out of the town centre and to/from the schools. It is, therefore, concluded that criterion (iii) should be retained, along with the reference to the need to give priority to improving pedestrian facilities in Bank Street.

Bishops Waltham Society (212/27)

Criterion (ii) of Proposal, S.6 should be deleted as it was not possible to accommodate suitable parking controls in Free Street. Two new criteria should be added to Proposal S.6, to encourage walking to the schools and town centre and to encourage trips to the town centre by non-car modes.

Additional public car parking for long-stay use may be achieved in association with development at Abbey Mill and Abbey Field (see Issue 13.7 above). However, the GOSE objection relating to the promotion of an integrated transport approach should be noted, and simply increasing car-parking provision would not necessarily be consistent with such an approach. The proposed changes to S.6 promote the encouragement of non-car modes, which is more consistent with Government policy. No clear need for additional car parking has been identified and there is likely to be scope for providing for parking needs during the Plan period by managing the existing stock. If a need for more parking is demonstrated during the Plan period and is consistent with the Plan's transport policies, the Plan would allow for it to be developed if a suitable site within the settlement boundary were promoted.

Change sought – delete criterion (ii).

Add new criteria: 'to provide safe route linking the Ridgemean schools and Langton Road area' and 'to encourage cycling through a route linking the town centre with Lower Upham, Waltham Chase and Swanmore.'

Change Proposed - Proposal S.6:

The traffic system in the centre of Bishop's Waltham will be reviewed and planning permission will be granted for environmental improvements undertaken, in order to achieve environmental and safety improvements, whilst maintaining accessibility. The aims of these measures are:

A Archard (886/6) (Former Councillor)

Proposal S.6 seems very laudable but if conflict with pedestrians is to be reduced additional off-street parking is necessary. This is not mentioned in the Plan.

(i) to encourage walking, cycling and other non-car modes and to remove as much extraneous through traffic as possible from the historic town centre, whilst taking account of the need to maintain the viability of commercial properties;

Change sought – incorporate the fact that additional off-street parking may be necessary.

Bishops Waltham Chamber of Trade and Commerce (1204/2)

Object to Proposal S.6(iii). Traders are happy for the present traffic system to remain and do not receive complaints about conflicts between pedestrians and vehicles, which are imagined. Welcome parking in the High Street and convinced that new off-road long-stay parking is needed and no changes to the traffic system should be made until this is done. Once done, the Chamber would wish to discuss reducing the parking time in the

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Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

Central Car Park to one hour to encourage shoppers.
Change sought – delete S.6(iii).

Issue 13.10 **Proposal S.7 (Cheriton –** **Freeman's Yard)**

Representation:

Hampshire County Council (1432/12)

Support S.7. Welcome the proposal that provision should be made for a playground for the school.

Change sought – none.

Trustees of C L F Freeman (1198/1)

The proposal has changed little from the last Plan. Employment ceased on the site in 1992 and the owners have tried to find alternative commercial uses without success. The site has remained significantly underused. Cheriton is an attractive, significantly residential, village where it is not appropriate to continue with a high proportion of industrial use. There is little evidence of demand and business uses next to the junior school would be inappropriate. Surely residents would not wish to see a significant increase in traffic. The site is an ideal opportunity to incorporate a school playground, create a limited amount of B1 use, make provision for affordable housing and provide residential development for the area. This will require an alteration to the policy boundary to accommodate these uses.

Change sought – extend the settlement boundary and provide for a mix of uses.

Trustees of C E Freeman (448/1)

Since 1992 the site has been largely vacant, with virtually no market interest in employment development. The school now has insufficient space around it. These changes, and PPG3, mean that the proposal should be reassessed without being constrained by the current policy or settlement boundary. There should be decent provision for the school, affordable housing, development appropriate to the site (approximately 20% employment) and good quality

City Council's Response to Representation

The support is welcomed.

A number of respondents, representing mainly the landowners or prospective developers, promote a substantial reduction on the amount of employment floorspace required, and/or an extension of the settlement boundary.

The scale and nature of development that the Freemans Yard site can accommodate is constrained by the access and the Local Plan notes that development will have to reflect the capacity of the site and its access. The requirement to provide for a school playground is not only legitimate in its own right, given the constraints on the school, but is also a suitable low intensity use that will help avoid additional pressure being placed on the constrained access point. It is, therefore, not considered appropriate to extend the settlement boundary to 'compensate' for the provision of the playground, as the aim should not be to maximise or intensify the use of the site. It is therefore concluded that the settlement boundary should not be extended (see also Issue 6.13).

The school adjoining the site is on a very constrained site, without the scope to provide for a playground to meet DfEE standards. The S.7 site provides the only realistic opportunity to provide this facility and the County Council has confirmed that a site of about 0.075 hectare would be required. It is, therefore, considered fully justified for the Local Plan to require the provision of this facility (criterion iv). However, the financing of such provision is a matter for the school and site owners/developers to resolve by negotiation and cannot be dictated by the Plan.

It is concluded that the requirement in criterion (iv) should be retained, but that it should be clarified by referring to the site size required. It may be appropriate to combine this provision with recreational open space that would be required in conjunction with residential development (criterion iii), although this is a detailed matter that is beyond the scope of the Local Plan. As any open space provision would be to serve the development or the school, it is not accepted that it would result in significant additional pressure on the site access.

With regard to the site access, the Local Plan requires this to be improved by widening on its southern side (criterion vi). Whilst the site operated as a commercial site for many years, the access is clearly of a substandard nature, being narrow for use by two-way traffic and with no defined footways. Whilst the proposed widening would not bring the access up to normal highway standards, it is the best that can be achieved within the constraints of the existing buildings on either side, which are within the Conservation Area. The Plan is, therefore, entirely justified in seeking an improvement of the existing access, so far as this can be achieved, and criterion (vi)

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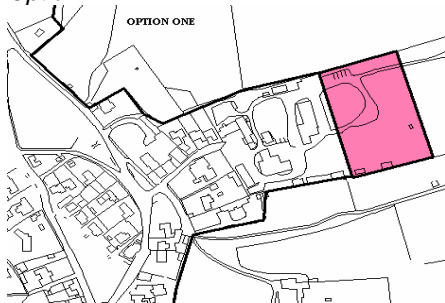
Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

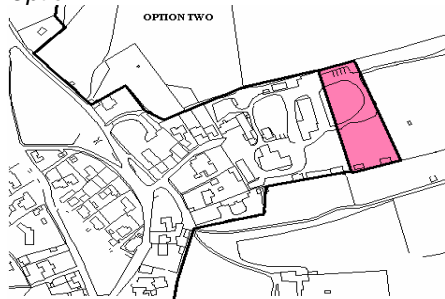
design. Extending the settlement boundary would allow land to be gifted to the school and provide for the best scheme for the village and school. Alternatively, the boundary should be amended to provide for the minimum land needed by the school and to reflect the extent of the former timber yard. The boundary presently cuts through the timber yard site and excludes brownfield land. The school playground is not a legitimate requirement of the development although the trustees would be willing to provide it if one of the above options were adopted. Similarly the widening of the access should not be a requirement.

Change sought – extend the settlement boundary in accordance with one of the options suggested. Amend S.7 to extend the site area, require 20% employment floorspace, specify the playground size, and remove requirement to improve the access (detailed wording suggested).

Option 1:



Option 2:



English Courtyard Association (319/1)
Commercial uses are no longer appropriate in this location and actions to find alternative commercial uses have failed. The requirement for the majority of floorspace to be for business use is

should be retained.

Probably the main point of contention is the mix of uses on the site. The Local Plan envisages the site as a predominantly employment site, where an element of housing may be permitted. It is, however, clear that the site has not been developed, despite being available for several years. In addition, there may be constraints and requirements, such as those for a playground, improved access, and dealing with contamination, which could impinge on the viability of development. This is particularly the case for employment development, for which there is allegedly little demand.

There seems to be general support for the redevelopment of the site and it is, therefore, necessary to put forward a proposal in the Local Plan that will facilitate this and bring about the advantages of development that several respondents point to. While it is considered that there remains an advantage in developing a high proportion of the site for employment purposes, it is accepted that more flexibility is needed to encourage any form of redevelopment. It is considered more appropriate to allow for flexibility in the mix of uses, rather than to extend the settlement boundary. The location of the site and the constraints on its access mean that the aim should be to limit the scale and intensity of development, so improving viability by increasing the site area to allow for higher levels of development would not be acceptable.

Regard also must be had to consistency within the Plan, as at present all of the mixed-use allocations require the majority of floorspace to be for employment purposes. The other sites do not have the constraints of the Cheriton site, but nevertheless it is important not to undermine the requirements for them when making changes to S.7. Accordingly, it is proposed that criterion (i) of S.7 (and other mixed use sites) should be retained, but that additional text should be added to S.7 to clarify the circumstances in which a lower proportion of employment provision may be accepted. A change to Proposal S.7 is proposed to this effect.

Whilst there are attractions to an 'open-minded' or 'imaginative' approach to the site, as promoted by some respondents, the Local Plan must set out clear guidelines. Some respondents suggest a particular form of development that has been drawn up by a potential applicant, but the Local Plan has to deal with the broader principles and cannot promote a particular detailed solution.

This Proposal relates to a committed business development site, which intended to provide for a modest mixed-use development. The aim of the allocation is to improve the balance of employment and housing and therefore to improve the sustainability of the village, to which it is well-related.

Nevertheless, all existing employment allocations were reassessed in accordance with the advice in PPG3, to review whether they should be carried forward as employment allocations or for other uses. This site is proposed as a mixed housing/employment site following this reassessment, taking account of sustainability and other factors.

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Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

unrealistic and will not achieve the benefits the policy identifies. The site suitable for a mix of uses and the policy should be less prescriptive and more imaginative, to secure redevelopment that provides for mixed use and various community benefits. The policy is currently unnecessarily detailed and is likely to be counterproductive.

Change sought – not specified.

G J Lancaster (1190/1)

Support the redevelopment of Freeman's Yard, but Proposal S.7 will limit ideas for the best use of the site. The site is not in use and the jobs at the former timber yard have long since gone. There is no demand for significant business operations and these could adversely affect local amenity. The inclusion of a sheltered housing scheme would have particular advantages. There should not be a requirement for recreational space, which would increase pressure on the access. The previous operations extended well beyond the arbitrary settlement boundary that has been drawn. The requirement to improve the access should be deleted, as there are adequate powers to approve access for the site. There should be an open-minded consideration of proposals and delay on the shape of this site is in nobody's interests.

Change sought – amend S.7(i) to give more flexibility for residential use. Delete S.7(iii) and (vi).

GOSE (261/83)

B1 business use includes office development. It is not clear if regard has been given to the sequential test in PPG6 and the importance of accessibility (PPG13).

Change sought – not specified.

Environment Agency (253/30)

There is flooding (including groundwater flooding) in Cheriton, which the Agency is investigating. Developers should be made aware that the findings will be available in the lifetime of the Plan and these should be useful to developers in considering the design of the development.

Although the Proposal requires B1 uses, the aim is that this should be of a small scale and the site is not intended to be a major 'business park' type of scheme. It is not, therefore, considered that the Government Office's concerns are well-founded, nor that it is necessary to amend the Proposal.

The Environment Agency seeks the inclusion of a reference to a study it is undertaking of flooding in the area. However, the site is outside the Agency's defined 'area liable to flooding' and it is not the purpose of the Plan to detail every issue that may be of relevance to a development, especially as it is not clear when the study will be available or what the implications (if any) might be. Proposal S.7 requires that development accords with other relevant proposals of the Plan, and these will include Proposals DP.10 and DP.11, relating to flooding. The Plan already refers to the requirement for most developments to include a flood risk assessment. It is not, therefore, considered necessary to amend the Plan as suggested by the Environment Agency.

Change Proposed - Proposal S.7:

-(i) *business uses (Use Class B1) constitute the majority of floorspace on the site, and are integrated well with adjoining housing. A reduced level of employment provision may be accepted if it is necessitated by constraints such as access, and the need to accommodate other requirements of the Plan;....*
-(iv) *provision is made for the development of a playground of 0.075 hectare to serve the adjoining school;....*

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Change sought.

City Council's Response to Representation
Change Proposed

Change sought – add new paragraph:
'The Environment Agency are currently undertaking an investigation into flooding at Cheriton. Developers are advised to contact the Agency to review the findings. A flood risk assessment will be required for this site.'

Issue 13.11
Proposal S.8 (Colden Common – Wessex Way)

Representation:

Hampshire and Isle of Wight Wildlife Trust (330/11)

The Trust is part owner of the site and welcomes the allocation as it has a long term intention of establishing its headquarters in this location.

Change sought – none.

Environment Agency (253/31)

A water course runs across the site which the Agency considers should be maintained or enhanced as an open watercourse for its value in terms of nature conservation and to reduce the risk of flooding.

Change sought – (ii)...and the provision of new planting and the maintenance or enhancement of the existing watercourse in accordance with Proposal DP.5.

GOSE (261/84)

B1 Business use includes office development. It is not clear if regard has been given to the sequential test in PPG 6 and the importance of accessibility (PPG 13).

Change sought – not specified.

City Council's Response to Representation

The support is welcomed.

Matters such as the treatment of minor watercourses are considered too detailed for inclusion in the Local Plan. Proposal S.8 cross-refers to other proposals which will enable this watercourse to be dealt with appropriately (e.g. DP.5). It is not, therefore, proposed that any change be made in response to this representation.

This Proposal relates to a committed business development site, which intended to provide for modest employment development. The aim of the allocation is to improve the balance of employment and housing and therefore to improve the sustainability of the village, to which it is well-related.

Nevertheless, all existing employment allocations were reassessed in accordance with the advice in PPG3, to review whether they should be carried forward as employment allocations or for other uses. This site is retained as an employment site following this reassessment, taking account of sustainability and other factors. Although the Proposal requires B1 uses, the aim is that this should be of a small scale and the site is not intended to be a major 'business park' type of scheme. It is not, therefore, considered that the Government Office's concerns are well-founded, nor that it is necessary to amend the Proposal.

Change Proposed - none.

Issue 13.12
Colden Common – Omission Site

Representation:

Linden Homes Developments (503/14)

Land at Dunford's Yard should be allocated for mixed use. This would enable junction changes to alleviate

City Council's Response to Representation

This representation has been dealt with in the Omissions Site responses (see Issue 6.14). It has been concluded that the site should not be allocated for residential development or included within the settlement boundary of Colden Common.

Change Proposed - none.

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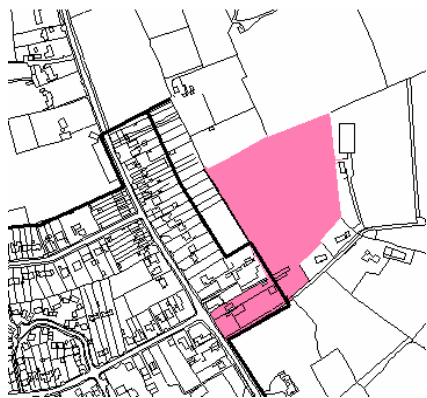
CHAPTER 13: SETTLEMENTS

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

Boyes Lane and its dangerous junction with Main Road. A possible scheme is proposed which diverts Boyes Lane through the site and creates a new traffic light controlled junction with Main Road.

Change sought – include the site within the H.2 boundary of Colden Common and include a new proposal designating the site for mixed (housing and employment) use.



Issue 13.13 **Proposal S.9 (Curdrige – Hillsons Road)**

Representation:

Trustees of H.H Jenkyns (51/8)

Support the proposal for B1, B2 and B8 development of this land. The owners are prepared to release the land and own sufficient land to permit the criteria of access, landscaping, and protection of the Hamble Valley to be met. The development could proceed immediately as access and partial construction of the bypass can be formed prior to the full construction of the bypass thus implementing the Plan Proposal. It is not considered that the programming/construction of the bypass is a pre-requisite to the development.

Change sought – none.

Trustees of H.H. Jenkyns (51/1)

There is greater urgency than is evident in the Review Proposals to the commitment to construct the Botley

City Council's Response to Representation

The support is welcomed.

The allocation of land to the west and south of the existing Hillsons Road industrial estate is justified only by the construction of the proposed Botley Bypass. The Bypass would sever the land concerned and the most suitable use for it after completion of the Bypass would be for employment. Although the allocation should also help to provide employment for Curdrige and Wickham, which have relatively high unemployment levels compared to other parts of the District, this in itself would not justify the allocation of the site. It is, therefore, entirely appropriate that the employment development should be held back until there is a firm commitment to construct the Bypass within a reasonable period of time, as required by S.9 and paragraph 13.33.

There remains uncertainty over whether the Bypass can be funded and, therefore, whether it will be constructed at all in the Plan period. There is certainly no firm commitment by the Highway Authority to its construction in the near future and therefore no greater urgency than the Local Plan suggests. There are also difficulties in implementing the completion of Whiteley Way and it is, therefore, unlikely that this will be developed in the short term. Accordingly, it is not considered necessary or appropriate to amend the references in the Plan to the phasing of the development.

It is accepted that the wording of the first paragraph of S.9 is a statement of intent and a change is proposed to deal with this. As

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City Council's Response to Representation ***Change Proposed***

Bypass. The phasing of paragraph 13.33 should be amended so that the review brings the commitment forward with a defined time-scale, particularly bearing the mind the proposals for Whiteley Way. If Whiteley Way was constructed before such a bypass then this would worsen the environment and traffic difficulties in Botley.

Change sought – give more commitment and details regarding any future development of a bypass for Botley.

GOSE (261/85)

The first paragraph of S.9 includes a statement of intent and does not provide certainty. PPG 12 advises that policies should concentrate on those matters which are likely to provide the basis for considering planning applications. The remainder of the policy refers to B1 business use, which includes offices. It does not appear that regard has been given to the sequential test in PPG 6 and the importance of accessibility (PPG 13).

Change sought – not specified.

Eastleigh Borough Council (1427/4)

Object to Hillsons Road industrial estate extension because the Proposal has not been subject to a sequential test to demonstrate that there are not more appropriate sites available. The policy should include a requirement to prepare a transport assessment and an Environmental Impact Assessment, both of which must conclude that the impacts are, or can be made acceptable, before planning permission is granted. Reference should also be made to the requirement for a green travel plan as part of any planning application.

Change sought – not specified.

noted above, the employment allocation arises mainly from the need to find an appropriate use for an area of land that would be severed if the Botley Bypass is constructed. It is, therefore considered appropriate for the Plan to promote this use, subject to the construction of the Bypass, even though the site has not been subject to a 'sequential test'.

The Plan's general proposals would require the transport assessment proposed by Eastleigh Borough Council (Proposals DP.3, T.4, T.5). The requirements for an Environmental Impact Assessment are set out in statutory regulations and do not need to be repeated in the Local Plan. However, the Proposal does not include a requirement for development to accord with the general requirements for development (DP.3) and other relevant proposals. This is inconsistent with other proposals that are permissive of development and should be corrected.

Change Proposed – Proposal S.9:

In order to encourage Within the Hillsons Road Industrial Estate, improvements to industrial, warehouse and business premises within the Hillsons Road Industrial Estate, will generally be encouraged.
~~*Development and redevelopment will be permitted, provided that it accords with Proposals DP.3, E.1 and other relevant proposals of this Plan....*~~

Approximately 4.1 hectares of land to the west and south of the existing estate, and adjoining between the existing industrial estate and the proposed Botley bypass, is suitable for business, general industrial and/or storage and distribution development, which will be permitted, provided that it would:....

Add new criterion after (iv).

... (v) accord with Proposal DP.3 and other relevant proposals of this Plan....

Issue 13.14 **Proposal S.12 (Denmead –** **Forest Road/Southwick Road)**

Representation:

Bovis Homes (213/7)

Support Proposal S.12 and the allocation

City Council's Response to Representation

The general support is welcomed.

It is acknowledged that a planning permission for the residential development of this site has been granted, which incorporates the planning, highways and nature conservation requirements contained in Proposal S.12. Whilst development, which is the first of a total of three phases, is now underway, there are design and other detailed matters relating to aspects of the second and third phases which have

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Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

of this site for residential development. However, the Proposal and its supporting text should be updated to acknowledge the existing planning permission and, also, to reflect the conditions and requirements which it contains.

Change Sought - not specified

Environment Agency (253/32)

The land allocated in Proposal S.12 contains a potential swallow-hole area. In order to prevent possible pollution of the water environment a full site investigation should be a requirement of this Proposal.

Change Sought - Proposal S.12, add '(vi) site investigation into swallow-holes and solution features is carried out and development is designed to take account of the findings'.

Environment Agency (253/33)

Proposal S.12 also covers an area of land within which an existing watercourse runs. This should be maintained, or enhanced, as an open watercourse both for its nature conservation and flood risk limitation value.

Change Sought - Proposal S.12 (iii) add further wording: '...of the site and within it, including the maintenance or enhancement of the existing watercourse, to create a new landscape....'

yet to be finalised. These outstanding matters also include the external design of the overall development's affordable housing element. Taking into account the fact that the first phase is at an early stage in its construction and forms part of a scheme totalling 88 units, it is considered inappropriate to amend the terms of this Proposal at this stage, or to make direct references to the existence of this particular planning permission.

The environmental and flood risk protection sentiments contained in the Environment Agency's representations are fully accepted. However, full planning permission has now been granted and development, in accordance with that permission, is underway. It would be unreasonable and unrealistic, therefore, to introduce additional requirements, which may be perceived as a constraint on development at this relatively advanced stage.

Change Proposed – none.

Issue 13.15 **Proposal S.13 (Denmead –** **Potteries Industrial Site)**

Representation:

GOSE (261/86)

Proposal S.13 and its explanatory text do not contain explicit references to the sequential test contained in PPG.6, or the importance of accessibility expressed in PPG.13.

Change sought - not specified.

P Byng (439/1)

Parklands Business Park is a 'sustainable' location well related to the settlement of Denmead and, in access

City Council's Response to Representation

This proposal refers to a committed business development site, which was first identified in the Denmead Local Plan, adopted in 1983. The retention of a Proposal in the Review District Local Plan is intended to provide for the completion of remaining elements of employment development on this large site. The original inclusion of the site, which is at a location well-related to the adjacent settlement of Denmead, pre-dates the important locational concerns which currently apply, both in regard to the accessibility of new sites and their relative performance in a sequential test. It is not, therefore, considered appropriate to amend this particular Proposal, especially as most development on this site is now already permitted.

The issue of extending the settlement boundary for Denmead, to include the Parklands Business Park or, alternatively, to enlarge the area subject to Proposal S.13, is dealt with in response to the Omissions Sites at Denmead (Issue 6.18). This is in response to the parallel representation by this respondent (439/2). It is concluded that neither the settlement boundary nor the S.13 allocation should be

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Change sought.

City Council's Response to Representation
Change Proposed

and public transport terms, able to meet local needs for additional employment space. These aims would be better achieved either by increasing the extent of the S.13 notation to include the entire site or, by extending the settlement policy boundary, which already crosses Forest Road, to contain all the site to the rear of the former Potteries complex and the adjoining residential properties which also front onto Forest Road.

Change sought - extend the settlement policy boundary or bring the remaining area of intervening land at the Parklands Business Park within the S.13 designation.

M Madgwick (504/1)

In the same way that employment development at Parklands Business Park is promoted by Proposal S.13 of the Plan, nearby land South of Forest Road, at Forest Farm, should also be allocated for business development. Part of the site currently has the benefit of planning permission for change of use of existing buildings to light industry and storage.

Change sought – allocate land for employment development at Forest Farm.

extended.

The representation relating to land at Forest Farm, south of Forest Road, has also been previously dealt with in the Omissions site responses (Issue: 6.18). It has been concluded that the site should not be allocated for business development.

Change Proposed – none.

Issue 13.16
Denmead – Omission Sites)

Representation:

Executors of E S Edwards (221/5)

Land east of Inhams Lane, Denmead should be included in the settlement boundary. The land is logical for rounding off and Inhams Lane would provide a defensible boundary.

Change sought – extend settlement boundary of Denmead to include land east of Inhams Lane, Denmead.

City Council's Response to Representation

All of these representations have been dealt with in the Housing Omissions Site responses (see Issue 6.18). It has been concluded that none of the sites should be allocated for residential development or included within the settlement boundary of Denmead.

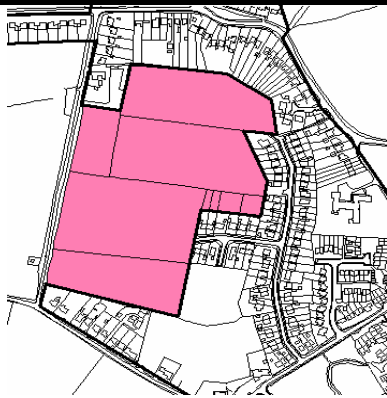
Change Proposed – none.

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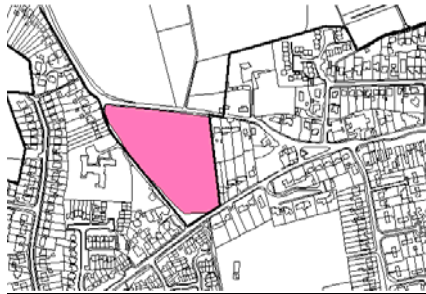
City Council's Response to Representation
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Bryant Homes Ltd (397/23)

The Plan does not provide adequate land for housing. Land at Little Frenchies Field, off Hambledon Road, Denmead should be allocated for housing development.

Change sought – allocate land at Little Frenchies Field, Denmead for new housing development and include within settlement boundary.



Misses Elliott (488/1)

Denmead is a sustainable location and is appropriate for further development. Other sites have been allocated at Denmead for both residential and industrial use. This site is equally suitable for development purposes. Development of the site for mixed uses would provide local housing and employment opportunities contributing to the sustainability of the settlement.

Change sought – land to the south of Anmore Road should be allocated for mixed use development.

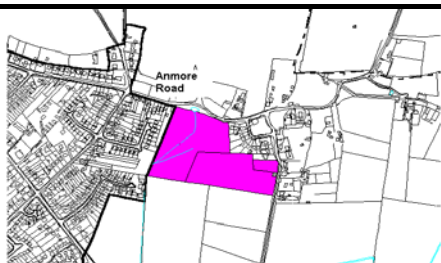
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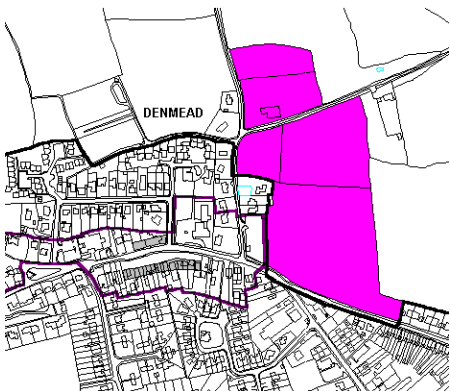
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Persimmon Homes South Coast Ltd. (530/12)

Land at Kidmore Farm, Denmead should be included within the settlement boundary. Denmead is a sustainable location for development and the land is well related to the village centre. There are no constraints to development.

Change sought – include land at Kidmore Farm within the H.2 settlement boundary.



Issue 13.17 Proposal S.14 (Durley Sawmill)

Representation:

Westbury Homes (Holdings) Ltd (215/1)

Support review of existing employment allocation on this site. The Council should carefully assess whether it remains appropriate to include business development within this site. It is appropriate for residential development, which can be most easily assimilated. The employment development already

City Council's Response to Representation

The sawmill closed in 1991. The site was first allocated, in the Winchester Southern Parishes Local Plan (adopted in 1991), to provide for employment use on no more than 2.37 hectares of the site. The site was carried forward into the Winchester District Local Plan as an employment site, but, following discussion with the new owners and the Parish Council, the allocation was re-appraised. As a result of this re-appraisal, the adopted Local Plan (1998) proposes a mixed use, with a smaller amount of employment, but includes housing, community uses and recreational space.

Most of the former sawmill site has already been developed in accordance with Proposal S.23 of the adopted Local Plan. New employment uses have been developed on 0.4 ha. land, but the previous low intensity employment use, on the remaining 0.4 ha. employment land, has vacated the site. The Proposal in the Deposit

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provided on the remainder of the sawmill site is sufficient for a settlement the size of Durley. Object to requirement to provide the majority of floorspace as business use. Paragraph 13.49 already allows for the option of some live-work units, and these are the most the site should accommodate in terms of employment.

Change sought – re-assess business element of Proposal.

Trustees of the Durley Thresher Room (256/1)(256/2)

The previous Local Plan policy required the Church Room to be retained or replaced, in association with the development that has taken place to date. The new Proposal includes no reference to the Church Room, which now needs to be replaced. The developers should be required to fund the replacement, as new development will place additional pressures on this facility. The development to date is in contravention of the planning permission, as the visibility splays to Gregory Lane have not been provided. The scheme is therefore unsatisfactory in terms of highway safety.

Change sought – add criterion to Proposal, requiring replacement of the Church Room and access through the site from Heathen Street or Gregory Lane. Add requirement that no development should take place before visibility splays implemented.

GOSE (261/87)

Proposal S.14 and its explanatory text do not contain explicit references to the sequential test contained in PPG 6, or the importance of accessibility expressed in PPG 13.

Change sought - not specified.

Durley Parish Council (1134/1)

Object to inclusion of land adjacent to Woodside within defined development frontage, as it is open space intended to form part of a village green

Change sought – define area as a “village green”.

Local Plan Review relates to this remaining part of the sawmill site. Provision is made, in the text of the adopted Plan, and in the Durley Sawmill Design and Development Brief (adopted in April 1998), for the future use of this part of the site to be reviewed as part of this Local Plan Review.

The future use of the site has therefore been re-assessed, along with all other existing employment allocations in the District, in accordance with the advice in PPG 3. This reviewed whether they should be carried forward as employment allocations, or proposed for other uses. The appropriateness of retaining business development on this site has therefore already been carefully assessed, and the site is now proposed as a mixed housing / employment site, taking account of sustainability and other factors.

Proposal S.14 therefore provides for a mixed employment / housing use on the site. The retention of some employment use is justified because it is an existing employment site, and it is well-related to the new employment uses already provided on the former sawmill site, and to the main part of Durley village. The adjacent new employment uses are fully occupied, and therefore it is likely that there would be a demand for the small amount of additional employment provision proposed. There are no apparent environmental problems resulting from the existing employment uses, and no representations have been received from the Parish Council on the proposed mixed use for the remaining part of the site. It is therefore concluded that the requirement for the majority of the floorspace to be business uses should be retained, as there is no clear evidence that there would be insufficient demand for additional business units, or that they would be inappropriate within Durley. Paragraph 13.49 already allows for the possibility of live/work units as an alternative to separate employment and housing areas, subject to the amount of employment space forming a substantial part of the development. No changes are therefore Proposed in this respect.

Although the Proposal requires B1 uses, the aim is that they should be small-scale, and the site is not intended to be part of a major “business park” development. It is not, therefore, considered that the Government Office’s concerns are well-founded, or that it is necessary to amend the Proposal in this respect.

Proposal S.23 in the adopted Local Plan requires the development to retain or replace the Church Room (now known as the Thresher Room) in association with that part of the development. Discussions are underway with the developers to try and resolve the issue of the visibility splays, which have not been provided to date. These discussions, and any steps that need to be taken to ensure the satisfactory compliance with the conditions of that planning permission, however, need to be undertaken outside the Local Plan Review process. This is because they relate to the planning permission that secures the implementation of Proposal S.23 in the adopted Local Plan, and not to the area covered by Proposal S.14 in the Deposit Local Plan Review.

The implementation of visibility splays on Gregory Lane, and the

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retention or replacement of the Thresher Room, are both issues relating to the implementation of Proposal S.23 of the adopted Plan. It is not appropriate to include specific criteria on these issues in Proposal S.14 of the Local Plan Review, as they are not directly related to the implementation of that part of the site. The Proposal already requires access to be achieved from the new link road serving the rest of the former sawmill site.

It is accepted that the open area adjacent to the property "Woodside", and the junction of the new link road with Heathen Street, should not be included in the defined development frontage. A change is therefore proposed to reflect this.

Change Proposed – Inset Map 10: Durley

Delete defined development frontage from the area between the junction of the new link road and Heathen Street, Durley, and the property "Woodside", replace with Countryside notation.



Issue 13.18
Proposal S.15 (Kings Worthy Footpaths)

Representation:

Kings Worthy Parish Council (288/5)
Wholeheartedly support this Proposal.
Change sought – none.

Ramblers Association – Winchester Group (1254/9)
Generally support this Proposal. Request consultation when detailed planning commences, as there are some aspects of access to discuss and possible conflict between walkers and cyclists.
Change sought – none.

Hampshire County Council (1432/13)
Support Proposal S.15. HCC is currently

City Council's Response to Representation

The support is welcomed. The request to consult the Ramblers Association is noted, although this is most likely to be undertaken by the County Council, which is responsible for implementing rights of way improvements. With regard to the County Council's comments, the work on implementing these routes is to be welcomed. Deviations from the route identified in the Local Plan may be needed if constraints prevent the identified route being followed. However, in the absence of any suggestion that the Plan should be changed, it is not proposed that an alternative route be shown in the Local Plan.

Consideration has been given to the inclusion of a new proposal to safeguard disused railway lines for possible future use for either rights of way or transport routes. This issue is dealt with in response to objections to the Recreation Chapter (Proposals RT.8 and RT.9). There are no proposals for heavy rail (or other) transport infrastructure for these former lines, but use of the former railway lines at Kings Worthy for footpaths will, nevertheless, secure them as rights of way.

Objections by respondents 225 and 469 relating to the omission of certain sites from the settlement boundary of Kings Worthy are

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dedicating a public right of way from the Ox Drove to Winchester Junction. The Council is considering alternative routes from Winchester Junction to Lovedon Lane, however, it is unlikely to follow the line in the Plan due to physical constraints.

Change sought – none.

C J Webb (81/2)

The old railway line from Winchester Junction to Alresford and Kings Worthy should be kept for future public transport use, not just as a footpath. If a Solent Metro system of heavy rail comes about it could be a very useful turnaround terminus serving Kings Worthy, with trains to Southampton/ Portsmouth, etc and might also be used for park and ride. The same applies to the wartime line to Worthy Down.

Change sought – not specified.

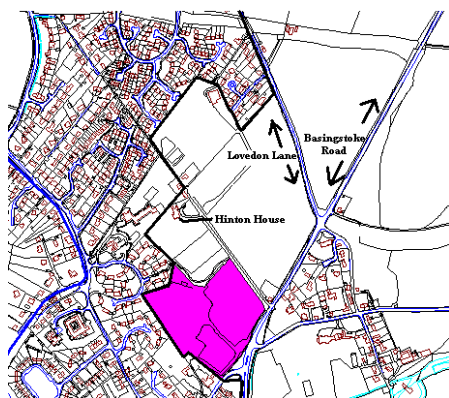
Anchor Properties (225/4)

Paragraphs 13.53-13.55 note the locational characteristics of Kings Worthy relative to highways and railways. The weight of this matter should be balanced against the opportunities for new development. Development off Basingstoke Road for residential and open space purposes would integrate with the existing settlement, benefit from services and public transport and contribute to the viability of such provision.

Change sought – amend Proposal S.15 and paragraphs 13.53/13.55 to reflect this development opportunity and allocate the site for housing.

addressed in response to objections to the Housing Chapter (see Issue 6.24). It has been concluded that the areas concerned should not be allocated for housing, mixed use or other development, nor brought within the Kings Worthy settlement boundary. The references in the Plan's explanatory text to existing railways and roads containing the village are in the context of avoiding development that would suffer unduly from noise pollution. These references are not related to the release of land for development and it has been concluded that there is no need for such releases. No change to the Plan should be made in response to these representations.

Change Proposed – none.



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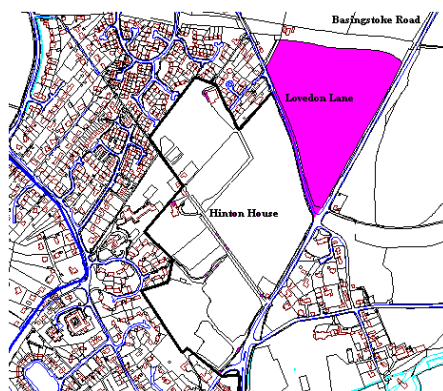
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Westbury Homes (Holdings) Ltd.
(469/10)

Object to the failure to identify a mixed-use development on land to the north-east of Lovedon Lane. Paragraph 13.53 refers to the containment of Kings Worthy by trunk roads and the railway line. The land off Lovedon Lane is in this area and well related to the built-up area, in a sustainable location.

Change sought – allocate land north-east of Lovedon Lane for mixed use development (detailed wording proposed) and add text to paragraph 13.53 to suggest how mixed use development could be achieved in a sustainable manner.



Westbury Homes (Holdings) Ltd.
(469/14)

Object to the failure to identify a mixed-use development on land to the south-west of Lovedon Lane. Paragraph 13.53 refers to the containment of Kings Worthy by trunk roads and the railway line. The land off Lovedon Lane is in this area and well related to the built-up area, in a sustainable location.

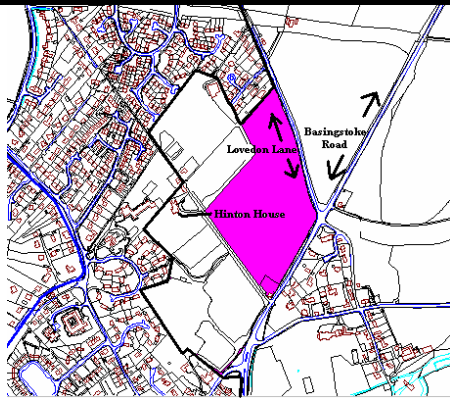
Change sought – allocate land south-west of Lovedon Lane for mixed use development (detailed wording proposed) and add text to paragraph 13.53 to suggest how mixed use development could be achieved in a sustainable manner.

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Issue 13.19 **Proposal S.16 (Sutton Scotney** **- Old Station Yard)**

Representation:

Wonston Parish Council (1428/1) Support S.16. The site should be brought into use. Its siting makes it suitable for housing but the Council is anxious not to lose employment opportunities. Therefore, the mixed use proposal is a sensible way forward. Footpath access onto School Lane will be needed, and the footpath around the old railway bridge needs additional lighting. A path to the Village Hall needs consideration, as does the railway bridge, which remains a traffic hazard.

Change sought – not specified.

Kris Mitra Associates Ltd (289/15)

The Local Plan will fail to secure the development of this key site in the village. The site has been vacant for some time, and the employment allocations in the two earlier local plans have not been implemented. It is therefore not required for employment purposes. PPG 3 requires sites in other uses to be reassessed in terms of their suitability for housing. Other employment land is available in the village, and the land adjoins the coach haulage site to the west, which could be used for more intensive employment uses. The Council is wasting land that is otherwise suitable for housing.

City Council's Response to Representation

The support is welcomed.

The main issues raised by respondents concern whether the site should include any employment use at all, or whether it should be a lower proportion of the overall development than the Proposal requires. It is argued either that sufficient employment sites already exist in the locality, that the adjacent coach works is a more suitable site for intensive employment uses, or that housing is a more suitable use for the former station yard as there would be less significant infrastructure requirements.

Respondent 295 and the Parish Council support the principle of a mixed use for the site and the retention of local employment opportunities. Respondent 295 considers that the site should be considered with the adjoining coach works site, particularly as it would achieve environmental benefits within the Conservation Area.

It has already been accepted that the adjoining coach works site should be considered with the former station yard, under Issue 7.4 of the Employment Chapter, which proposes that the coach works site should be part of an extended S.16 allocation. It also concludes that a mix of uses, including employment and some housing, would be most appropriate on the site.

Employment uses have not been implemented on the former station yard during the period of the previous and current adopted Local Plans, but the site's suitability for employment use has now been reassessed in accordance with the advice in PPG 3. The former station yard, together with the adjoining coach works site, is now considered to be suitable for a mixed development of employment and housing uses. The inclusion of the adjoining coach works site within the allocation would result in a significantly larger allocated area, extending into the centre of the village. This should substantially increase its attractiveness for development and provide more flexibility for incorporating the housing and employment uses. It is also accepted that this should result in significant environmental improvements within the Conservation Area, in the remaining part of the site, and for the immediate locality.

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Change sought – modify Proposal to provide for residential development on the former Station Yard.

GOSE (261/99)

B1 business use includes office development. It is not clear if regard has been given to the sequential test in PPG 6 (paragraphs 1.11 & 1.15) and the importance of accessibility (PPG13 paragraph 30).

Change sought – not specified.

Old Road Securities plc (295/2)

The coach works and station yard sites should be treated comprehensively. The coach works site should therefore form part of an expanded area for the Proposal, providing for mixed-use development. The coach works site lies within the Conservation Area, and redevelopment of the site, in conjunction with the station yard, would provide an opportunity to improve the visual amenity of the Conservation Area.

Changes sought – include coach works site within Proposal S.16 and Table 4 of the Employment Chapter as a comprehensive mixed-use Proposal.

Stenoak Associated Services (536/2)

The site is not suitable for business use, which would generate unsuitable traffic in adjacent housing areas. The Proposal conflicts with Proposal E.2 which promotes the retention of employment sites, but there are ample employment opportunities locally. Housing is a more appropriate use of the site. It already has good access and footpath links, and therefore off-site highway or footpath improvements would not be needed. Further recreational provision would not be required as the site adjoins the recreation ground.

Change sought – not specified.

There is support for the redevelopment of both sites, and, although some employment opportunities already exist locally, the Parish Council and Respondent 295 support the provision of additional local employment opportunities within a mixed use development. Some additional employment uses should therefore be provided, but the development of the majority of a larger site may result in more employment than the small settlement of Sutton Scotney could support sustainably.

There may therefore be a need for some flexibility on the proportion of employment, but this is a key central site within the village, and therefore the proportion should aim to improve the balance of housing and employment and the sustainability of the village. The most appropriate proportion may therefore need to be the subject of more detailed study, as it may be determined by a number of different factors.

Regard must, however, be had to consistency within the Plan and the other mixed use allocations, which require the majority of floorspace to be for employment purposes. The other sites in the smaller settlements (Cheriton and Durlley) are both smaller than the proposed Sutton Scotney allocation, but, nevertheless, it is important not to undermine the requirements for them when making changes to Proposal S.16. Accordingly, it is proposed that criterion (i) of the Proposal should be retained, but that additional text should be added to clarify the circumstances in which a lower proportion of employment provision may be accepted. A change to Proposal S.16 is proposed to this effect.

Although the Proposal requires B1 uses, the aim is that they should be small-scale, and this would continue to be the case within the proposed extended area for the site. It is not intended to be part of a major "business park" development. It is not, therefore, considered that the Government Office's concerns are well-founded, or that it is necessary to amend the Proposal in this respect.

The preferred access points and the effects of traffic generation from a mixed use development on the two adjoining sites would need to be examined in more detail than is appropriate for the Local Plan. Although the effects of traffic generation could be a factor that might limit the amount of employment use on the sites, it is unlikely that small-scale employment uses will need to be excluded completely. Traffic generation would only be one of the factors determining the most appropriate amounts for each use and the preferred locations within the sites. The sites would need to be considered on a comprehensive basis before the extent of off-site highway or footpath improvements could be determined, but the need for them could be generated by both employment uses and housing.

It is not correct that a housing only development would not need to provide recreational space. All housing developments would need to provide recreational improvements to both children's play and sports facilities in the village, whether or not it is part of a mixed use development, and whether or not the site is in close proximity to the

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recreation ground. The scale of improvements sought would, however, be related to the nature of the recreational improvements needed in the village, and the numbers and sizes of the dwellings provided.

The development of the two adjoining sites would also provide a significant opportunity to improve the environment of the centre of the village and the Conservation Area, particularly in relation to main road frontages, the adjoining residential properties and the Victoria Hall. In this respect, any development of the coach works and station yard sites should also create an improvement in the environment of the Victoria Hall, to enhance the setting and access to this important local facility. A proposed change to the Proposal and text is therefore put forward in this respect.

With the proposed extension of the area of the S.16 allocation, there would be a need to consider the inter-relationship of the area with the surrounding land uses and the implications for traffic generation. The preparation of a development brief would be beneficial in this respect, and therefore this is also put forward as a proposed change.

Change Proposed – Proposal S.16:

Mixed business and residential development will be permitted on approximately 1.06 hectares of land at the former Station Yard and adjoining Coach Works, Sutton Scotney, provided that:

- (i) *business uses (Use Class B1) constitute the majority of floorspace on the site, and are integrated well with adjoining housing. A reduced level of employment provision may be accepted if it is necessitated by constraints such as access and traffic generation, and the need to accommodate other requirements of the Plan;....*

Add new criterion after existing criterion (ii).

....it improves the setting of the Victoria Hall, with the provision of an adjoining open area and improved access for pedestrians from the eastern part of the village;....

Add new criterion after existing criterion (iii).

....a drainage study and flood risk assessment is carried out, and the resulting drainage strategy requirements incorporated within the development;....

Add new criterion after existing criterion (iv).

....it is of an appropriate scale, character and density, both within itself and in relation to the surrounding area, taking account of the site's location, partly within and partly adjoining the Conservation Area, in the central part of the village;....

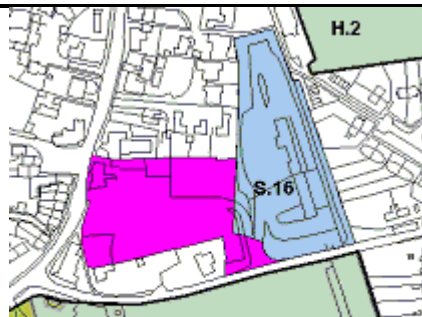
- (v) *it accords with Proposals DP.3, DP.10, H.5, H.7, E.1, and other relevant proposals of this Plan, and the provisions of the Design and Development Brief to be prepared.*

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Change Proposed – paragraph 13.56:

The future use of the old Station Yard and adjoining Coach Works has been included in a review of existing employment allocations in the District.....

Change Proposed – paragraph 13.57:

The sites are ~~adjacent to~~ surrounded by existing residential development, and ~~is~~ are currently accessed from Oxford Road and Wonston Road, through a partly residential area.....

Change Proposed – paragraph 13.58:

The development could take the form of separate business and housing areas, or live/work units, provided that the amount of employment floorspace exceeds the residential floorspace. A lower proportion would only be justified if further detailed studies, to be carried out as part of the preparation of a planning brief, identified a need for a lower amount of business floorspace, taking into account the need for further local employment, the implications for traffic generation, and the likely effects on the local environment, particularly within the Conservation Area. The B1 uses should include a mix of uses, to provide a variety of local employment opportunities.

Change Proposed – paragraph 13.59:

Developers will be expected to fund necessary off-site highway improvements and contribute to the provision of safe pedestrian access from the residential areas to the east, through the site to the village centre and the Victoria Hall.

Change Proposed – new paragraphs:

Add new paragraphs following existing paragraph 13.59. The western part of the site is within the Conservation Area, and the eastern part adjoins the Conservation Area boundary. There is an opportunity to improve the general appearance of the area, and the scale and character of the development should reflect that of the adjoining parts of the village. The development should also provide an attractive open area adjacent to the eastern side of the Victoria Hall, to improve its setting within the village and provide a focal point for the development.

There have been drainage problems in Sutton Scotney and therefore the development would need to ensure that satisfactory drainage can

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be provided. A drainage study and flood risk assessment should be carried out at an early stage, and any requirements of the resulting drainage strategy incorporated within the principles of development for the site.

The Local Planning Authority will need to be sure that the various elements of the development are appropriate in scale, location, access provision and design for this key site within the village. Detailed studies will be needed to achieve an appropriate design and development framework, and therefore a Design and Development Brief should be prepared, showing the relationships of the various elements of the development, and establishing the principles of development to be followed.

Issue 13.20 **Proposal S.17 (Land at Rosehill Garage)**

Representation:

GOSE (261/88)

Proposal S.17 and its explanatory text do not contain explicit references to either the sequential test contained in PPG.6, or the importance of accessibility expressed in PPG.13.

Change sought - not specified.

Hallam Land Management (354/6)

Given the physical and commercial constraints which apply to this site, Proposal S.17 as drafted is unduly restrictive and is likely to inhibit its potential redevelopment. The Proposal should be amended to allow a greater degree of flexibility to provide a suitable mixed-use scheme.

Change sought - delete references in Proposal S.17 (i) and in the explanatory paragraph 13.60, to business uses constituting the 'majority of floor space on the site'.

Linden Holdings (446/1)

Although a mixed-use development is supported, in principle, object to the Proposal's requirement that employment should be "the dominant use". Development requirements which, alternatively, put emphasis on the majority of the site being committed to residential development, would encourage a form of development more suited to the needs and character of the

City Council's Response to Representation

This Proposal relates to a committed business development site, which first identified in the Winchester Southern Parishes Local Plan adopted in 1991. The retention of such a Proposal in the Review District Local Plan is intended to provide for mixed use development of an enlarged site, which incorporates both housing and employment components. The original inclusion of this site, which is at a location well-related to the settlement of Waltham Chase, pre-dates locational concerns which currently apply both in regard to the accessibility of new sites and their relative placing in any sequential text.

Nevertheless, all existing employment allocations were reassessed in accordance with the advice in PPG3, to review whether they should be carried forward as employment allocations or for other uses. This site is now proposed as a mixed housing/employment site following this reassessment, taking account of sustainability and other factors. Although the Proposal requires B1 uses, the aim is that this should be mainly light industrial uses and the site is not intended to be a major 'business park' type of scheme. It is not, therefore, considered that the Government Office's concerns are well-founded, nor that it is necessary to amend the Proposal.

The site currently subject to Proposal S.17 was originally identified in a smaller form (0.7 hectares, to the North of Rose Hill Garage) in the Southern Parishes Local Plan (1991), as being suitably located to provide a new local employment opportunity. Such a development was seen to have other potential benefits, including a visual and environmental improvement of this immediate area, as well as the provision of a new pedestrian link to create a safer route between the Winchester Road and St John Baptist Primary School, in Solomon's Lane.

The Review Plan recognises the 'brownfield' status, which this larger area now enjoys, and, in line with current Government guidance, wishes to promote a mixed development that can contribute to both local employment and housing needs. However, in order to provide a suitable balance, which maintains the original objective of meeting local employment needs, as well as reflecting the current uses of the overall site, the Review Plan seeks to incorporate a majority of business floor space whilst making provision for significant levels of

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area and the settlement of Waltham Chase, itself, and could also allow the early provision of a safe pedestrian access through the site, to the Saint John the Baptist Primary School.

Change sought – amend S.17 to remove the requirement for a predominance of business use within any development and, also, require phasing of any future development so as to ensure the provision of a pedestrian link prior to the construction of any employment elements.

R C Morgan (1203/1)

Object to Proposal S.17. The introduction of a mixed-use development on this site compares unfavourably with the Proposal for its redevelopment for business use, in the currently-adopted Plan. Residential and employment uses would not be compatible on this particular site, which is in mixed ownership and where parts of it are already in established uses.

Change sought - not specified.

C Morgan and Sons (1448/1)

The Proposal does not provide a sufficiently definite solution to the issue of providing safe pedestrian access to St John's School. Nor does S.17 address the problem of providing adequate parking for the school's requirements. Additionally, the Plan and this Proposal in particular, fail to take account of the presence of the established vehicle recycling facility on this site, the continuation of which should be encouraged, both for its contribution to local employment and also to local sustainability and the recycling of materials. In the event of redevelopment, the limitations which the draft Plan seeks to put on the overall site are likely to make this commercially and environmentally 'unattractive' and, therefore, make it more difficult for this particular activity to continue on the site.

Change sought - not specified.

housing.

Whilst commercial considerations, including those of ownership, make this a more challenging proposition it is, nevertheless, considered appropriate for the Review Plan to deal with the land-use issues as set out. It is not considered necessary to alter the Plan, by specifying a particular change to the proposed balance between differing uses and neither are these necessarily incompatible, given the Plan's requirement for B1 uses, which are by definition compatible with housing.

With regard to the detailed incorporation of a pedestrian footpath, this issue was considered by the Local Plan Inspector who, in considering an objection to the current (1998) Local Plan, concluded that "the Parish Council are premature in seeking to have the line of such a footpath specifically laid down in this Plan. Such a matter is one which ought properly to be dealt with when comprehensive proposals are prepared".

The St John the Baptist Primary School is specifically excluded from the built-up area of Waltham Chase by both the current Local Plan and the Review Plan and is, therefore, subject to countryside policies. The Local Plan Inspector, in dealing with an objection to a former Plan, determined that "at Waltham Chase the [school] site is obviously part of and well-related to, the C.4 Local Gap". Given the school's location beyond the settlement boundary and, therefore, the area subject to Proposal S.17, it would not be appropriate for the Plan to seek to determine or, in some way regulate, parking arrangements at the school.

The role played by the existing businesses on this site, both in terms of local services/employment and local self-sufficiency is acknowledged. However, whilst the precise form and nature of redevelopment are not yet known, the Plan's encouragement for a positive renewal of this substantial area of land does not rule out the possibility that proposals from within a range of different business uses may be acceptable.

It is accepted that housing development may be difficult to integrate acceptably with the existing uses, but the future of the existing uses is a matter for their operators and the site's owners. The Local Plan does not require the provision of any housing and would allow for the whole site to be developed for business use. The Plan does not, therefore, result in a direct threat to the businesses concerned.

Change Proposed – none.

Issue 13.21 **Waltham Chase – Omission** **Sites**

City Council's Response to Representation

All of these representations have been dealt with in the Housing Omissions Site responses (see Issue 6.46). It has been concluded that none of the sites should be allocated for development or included

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

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Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

within the settlement boundary of Waltham Chase.

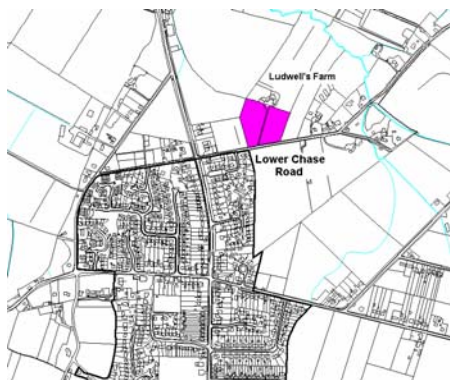
Representation:

Change Proposed – none.

S Milbourne (315/8)

An area of to the South of Ludwells Farm and with a frontage to Lower Chase Road should be allocated by the Plan for residential development.

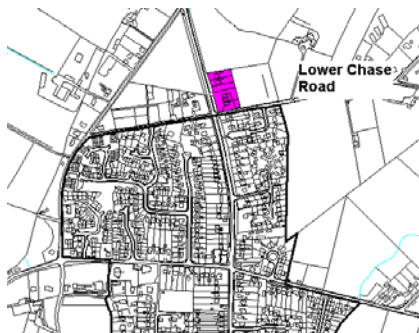
Change sought - land north of Lower Chase Road should be allocated for housing development.



S & S Diesels (293/3)

This site does not meet the criteria for designation as Local Gap or countryside by virtue of its function, location and relationship to the built environment of Waltham Chase. It should be included within the defined built-up area of Waltham Chase and the Plan should refer to its employment use.

Change sought – extend settlement boundary of Waltham Chase to include land at S&S Diesels.



Linden Homes Developments (503/7)

Waltham Chase is a sustainable location for new housing development. Land at

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

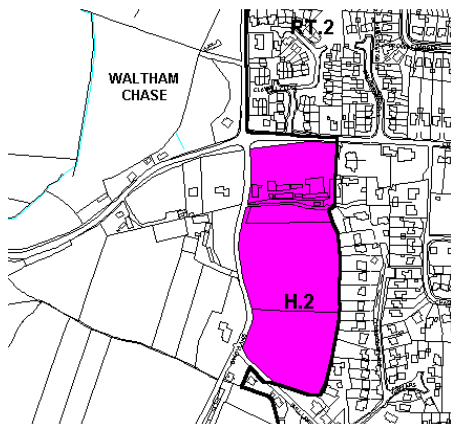
CHAPTER 13: SETTLEMENTS

Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

Sandy Lane should be included within the settlement boundary of Waltham Chase to allow for a mixed use development. The land is low quality agricultural land, Grade 4, it is surrounded by development and considerations have changed since it was rejected in 1996.

Change sought – extend the settlement boundary of Waltham Chase to include land off Sandy Lane



Issue 13.22 **Proposal S.18 (Whiteley Farm)**

Representation:

Environment Agency(253/34)

Object to the wording 'principal streams' in Criterion (ii) of S.18 because it excludes significant watercourses too small to be described as 'principal streams'. It would be difficult to define what constitutes a 'principal stream', therefore suggest using the word 'watercourses' as it is the collective noun to describe significant linear water bodies in legislation.

Change sought – Amend criterion ii) as follows:

ii)enhancing existing woodland, major hedgerows and watercourses and by carrying out additional planting, in accordance with Proposal DP.5.

Hampshire Wildlife Trust (330/6)

Concerned over the continued expansion of Whiteley as provided for in Proposal

City Council's Response to Representation

The Environment Agency seeks a revision of the wording of criteria (ii) to ensure clarity in its application. It is accepted that the term 'principal streams' could lead to some ambiguity in its interpretation and may lead to the exclusion of significant watercourses. Recent government guidance such as PPG25 makes frequent reference to watercourses and it is therefore considered appropriate to revise the text accordingly. In addition Proposal S.18 should be updated to reflect the land remaining to be developed at Whiteley Farm. This amounts to some 9.5 hectares and Proposal S.18 and Inset Map 43 should be amended accordingly.

Respondent 330 has expressed concern over the impact that the development of Whiteley has had on its environment to date and expresses reservations over what use the criteria of Proposal S.18 will be. Whilst the concerns are noted, Whiteley is a long-standing development allocation which has been planned to provide necessary homes, jobs, services, etc. Although Whiteley Farm is the largest single housing allocation in the Winchester part of Whiteley, it is still only a part of a much larger development area, the environmental implications of which were taken into account when it was originally allocated.

Proposal S.18 seeks to provide a framework to enable the development to proceed whilst ensuring that the environmental costs are considered and minimised wherever possible. Outline planning permission has granted for the whole of Whiteley Farm and it would

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

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Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

S.18. Whilst the Proposal seeks to provide for an extensive landscape framework and the maintenance and enhancement of existing features, experience to date has been a significant under-investment in addressing the secondary impacts that urban growth has had on the biologically rich landscapes within and immediately surrounding Whiteley growth area.

Change sought – *seek more information on the scale and character of works proposed to address environmental issues.*

County Planning Officer, Hampshire County Council (1433/11)

S.18 refers to residential development on and adjacent to a SINC (Site of Important Nature Conservation). Residential development should not be allowed within the SINC and there should be an appropriate buffer between the development and the woodland edge. A 'neighbourhood green' which could include formal children's play equipment is also not appropriate within the SINC.

Change sought – *An additional criterion should be added to the policy which makes it clear that impact on the SINC should be minimised.*

North Whiteley Consortium (322/9)

The development is only the first phase of what was envisaged in the Whiteley Local Plan and this should be referred to in the text. The infrastructure and community facilities that have already been built have been provided and located to serve the complete development of Whiteley. The allocation of an area of search at North Whiteley in place of Winchester City (North) would complete the original vision for Whiteley and provide additional facilities for the area.

Change sought - *paragraph 13.67, at the end of the first sentence insert, "as a first phase of development".*

After the second sentence, insert, "In addition this local plan has shown an area of search at North Whiteley (as shown on proposals map inset 43) as the reserve housing provision. This second phase will complete Whiteley as originally

not, therefore, be appropriate or realistic to seek to impose additional requirements on the development at this relatively late stage.

Whiteley Farm is part of a larger area of Whiteley that was granted outline planning permission in 1994. Since this permission was granted, a small part of Whiteley Farm has been designated as a Site of Importance for Nature Conservation (SINC). This designation does not however supersede the original outline permission and therefore the Council is restricted on what it can do to protect it. Planning Permission for reserved matters has now been granted for almost all of the Proposal S.18 area (subject to legal agreement). In the process of negotiations to bring this site forward, it was agreed that part of the sportsground area directly to the south of Proposal S.18 should be set aside for a neighbourhood area for play in place of a neighbourhood green. Additional financial contributions will provide for further play facilities within the wider area.

Land to the north of Whiteley was indicated as a possible area for expansion beyond the mid-1990s in the Whiteley Local Plan. The current (1998) District Local Plan referred to this but made it clear that there was no need for such expansion during its Plan period (to 2001). It applied countryside policies to reserve the possibility of development if it is needed in the longer term. There was, therefore, no firm commitment to development north of Whiteley. Subsequent work on the Structure Plan (Review) and Local Plan has indicated that this land does not need to be released, given the scale of development needed and the availability of other preferable locations.

Government advice is clear that there should be a sequential approach to the release of land for housing, making use of previously developed land before releasing greenfield sites. It has been concluded that the Plan's provisions will bring forward sufficient land to meet Structure Plan requirements without releasing additional greenfield sites. There is not the remotest likelihood of this scale of greenfield development being needed during the Plan period, given the expected contribution of urban capacity sites, commitments and allocations, including those MDAs required by the Structure Plan. It would, therefore, be totally contrary to Government and strategic advice to allocate either of these areas in the Local Plan.

Neither is it realistic or appropriate to swap one reserve MDA location for another. The Structure Plan Review specifies that reserve provision for an MDA should be made to the north of Winchester and the Local Plan must be in general conformity with the Structure Plan.

Provision has been made within development at Whiteley for a number of 'Greenways' for equestrian, pedestrian and cycles uses. A number of these have already been implemented with detailed permission outstanding on others. It is the responsibility of the County Council, as Rights of Way authority, to plan and implement new rights of way and access to them. In the absence of a detailed request from the County Council to make any specific provision in the Whiteley area, it is proposed that the Plan should not be amended in response to this representation.

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City Council's Response to Representation
Change Proposed

envisaged in the Whiteley Local Plan."

Hampshire County Council (Chief Executive's Dept.) (1432/4)

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.

Change sought –add to Criterion (iii) that 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.

GOSE (261/89)

S.18 and paragraph 13.65 refer to developer contributions for the whole site which falls within two districts. This does not appear to be in accordance with PPG 12 which states that "Policies in local plans may include those that relate to the whole or part of the plan area". The Plan cannot therefore extend its land use preferences outside of its administrative boundaries.

Change sought – not specified.

GOSE (261/90)

Paragraph 13.66 states that "generally, (SPG's) do not override the policies of this plan." PPG 12 states that SPGs should be reviewed alongside alterations/replacement of the development plan.

Change sought – not specified.

A number of development areas within Winchester District are located near its administrative boundary. Each of these sites has its own characteristics that need to be addressed through the Local Plan process. PPG 12 Paragraph 3.12 states that "policies in Local Plans may include those which relate to the whole or part of the plan area" however it does not explicitly state that the Plan should not pay regard to areas of a comprehensive site that fall outside of their administrative boundary. Indeed further on in the same paragraph it goes on to state that "Site specific proposals in local plans provide a positive lead for development and help create certainty, both for developers and the local community". It is difficult to see how this could be provided for by making no reference to areas immediately outside of Winchester District, when these are part of an overall development such as Whiteley.

PPG12 para. 3.15 states that SPG "should be reviewed on a regular basis alongside reviews of the development plan policies or proposals to which it relates". The planning brief for Whiteley Farm was adopted in 1992 and a substantial proportion of the site has now been developed, with all but a very small area now benefiting from detailed planning permission. For this reason, a review of the SPG is considered unnecessary at this very late stage of the site's development.

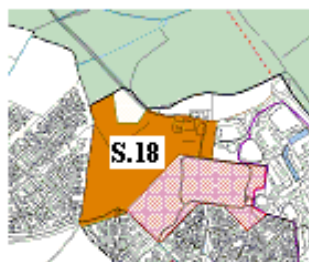
Change Proposed – Proposal S.18:

Approximately 42.5 9.5 hectares of land....

....(ii) provides an extensive landscape framework by maintaining or enhancing existing woodland, major hedgerows and principal streams watercourses, and by carrying out additional planting, in accordance with Proposal DP.5;....

Change Proposed – Inset Map 43:

Revise S.18 area.



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

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Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Issue 13.23 **Proposal S.19 (Whiteley Green)**

Representation:

GOSE (261/91)

Proposal S.19 refers to developer contributions and paragraph 13.65 refers to this being within two districts. This does not appear to be in accordance with PPG 12 which states that "Policies in local plans may include those that relate to the whole or part of the plan area". The Plan cannot therefore extend its land use preferences outside of its administrative boundaries.

Change sought – not specified.

City Council's Response to Representation

A number of development areas within Winchester District are located near its administrative boundary. Each of these sites has its own characteristics that need to be addressed through the Local Plan process. PPG 12 Paragraph 3.12 states that "*policies in Local Plans may include those which relate to the whole or part of the plan area*" however it does not explicitly state that the Plan should not pay regard to areas of a comprehensive site that fall outside of their administrative boundary. Indeed further on in the same paragraph it goes on to state that "*Site specific proposals in local plans provide a positive lead for development and help create certainty, both for developers and the local community*". It is difficult to see how this could be provided for by making no reference to areas immediately outside of Winchester District, when these are part of an overall development such as Whiteley.

Change Proposed – none.

Issue 13.24 **Proposal S.20 (Solent 1 Business Park)**

Representation:

Fareham Borough Council (1423/6)

Support Proposal S.20.
Change sought – none.

Environment Agency (253/35)

The area covered by Proposal S20 contains greater lengths of watercourse than the area covered by Proposal S.18. Proposal S.18 includes a statement designed to protect watercourses, yet no similar watercourse protection exists for S.20.

Change sought – add new criterion (ii): 'provides an extensive landscape framework by maintaining or enhancing existing woodland, major hedgerows and watercourses and by carrying out additional planting in accordance with Proposal DP.5'.

Environment Agency (253/36)

Concerned that the existing drainage system, based on Sustainable Drainage Systems may become overloaded by further development of the area. Suggests that the Proposal should advise developers of the need to investigate

City Council's Response to Representation

The support is welcomed.

The Environment Agency seeks additional criteria like those in Proposal S.18. A substantial amount of this site is either in the process of being built, or has a current application awaiting a decision. Therefore, although the sentiments of the Environment Agency's representations are accepted, it would be unreasonable to include an additional criterion at this late stage. Similarly, it is considered that development is too advanced to add a requirement about flood risk assessment. The site is not within a defined area liable to flooding and Proposal S.20 requires development to accord with other relevant proposals of the Plan, which will include flooding proposals (DP.10 and DP.11) where these are relevant.

The drainage system at Whiteley has been designed in the knowledge that further development is planned and has been designed to accommodate this. It has also been designed taking account of existing systems and it is not, therefore, considered necessary to make the additions sought by the Environment Agency.

A substantial amount of Proposal S.20 has already been completed. In particular the south-western part of the site is now occupied by building 1000 Parkway. Whilst this form of this building leaves no opportunity for further development, it is accepted that the Inset Map should be amended to allow for the continuation of the footpath linking Hill Coppice to the area west of Whiteley Way. Furthermore it is proposed to exclude those areas of S.20 that have now been substantially developed as there is no continued purpose in these being included within this Proposal.

This Proposal relates to a committed business development site, which was first identified in the Whiteley Local Plan adopted in 1987. The retention of such a Proposal in the Review District Local Plan is

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Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

drainage issues.

Change sought – *add new criterion (viii): 'includes a Flood Risk Assessment that addresses drainage systems, which should be consistent with the existing drainage systems in the locality'.*

intended to provide for a balance of uses within a large new community at Whiteley. The original inclusion of this site, which is at a location well-related to the other development areas at Whiteley, pre-dates locational concerns which currently apply both in regard to the accessibility of new sites and their relative placing in any sequential town.

J Chard (1191/1)

The most westerly part of area S.20 covers the entrance to the Whiteley Way underpass. This could prevent the continuation of the footpath to link the Hill Coppice development to the RT.1 area to the west of Whiteley Way.

Change sought – *amend the area that Proposal S.20 relates to, as shown on map below.*

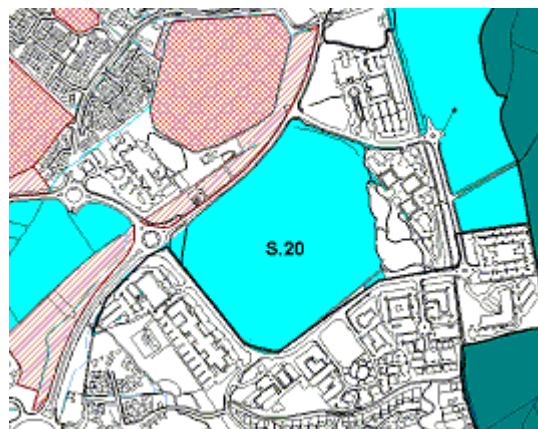
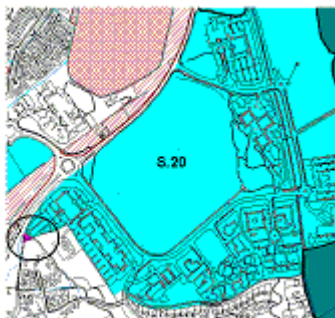
Nevertheless, all existing employment allocations were reassessed in accordance with the advice in PPG3, to review whether they should be carried forward as employment allocations or for other uses. This site is identified as a 'strategic employment site' by the County Council and is particularly well located for large-scale employment development. It is not, therefore, considered realistic to reconsider the allocation of the site at this stage, nor to amend the Proposal.

Change Proposed – Proposal S.20:

Approximately 47.0 23.5 hectares of land at Solent 1....

Change Proposed – Inset Map 43:

Revise S.20 area.



GOSE (261/92)

B1 use includes office development. It is not clear if regard has been given to the sequential test in PPG6 and the importance of accessibility (PPG13).

Change sought – *not specified.*

Issue 13.25

Proposal S.21 (Solent 2 Business Park)

Representation:

Fareham Borough Council (1423/7)

Support Proposal S.21.

Change sought – *none.*

Environment Agency (253/37)

The area covered by Proposal S.21 contains greater lengths of watercourse than the area covered by Proposal S.18. Proposal S.18 includes a statement

City Council's Response to Representation

The support is welcomed.

The Environment Agency seeks the addition of a criterion similar to those in Proposals S.18 and S.19. Although these Proposals are for housing sites, the criterion is relevant to the Solent 2 area, especially taking account of the ecological issues raised by respondent 1433. As development of this area has yet to start and the site has only outline planning permission, it is accepted that the addition of such a criterion would be appropriate and would provide the opportunity to draw attention to the ecological importance of parts of the site.

Outline planning permission was granted on this site in 1993 and subsequently there have been three applications to extend the period of time allowed for the submission of reserved matters with the latest being granted in October 2001. There are no conditions to these

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Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

designed to protect watercourses, yet no similar watercourse protection exists for S.20.

Change sought – *add new criterion (iv): 'provides an extensive landscape framework by maintaining or enhancing existing woodland, major hedgerows and watercourses and by carrying out additional planting in accordance with Proposal DP.5'.*

Arlington Property Developments Ltd (321/1)

Object to criterion (i) of Proposal S.21. This states that Solent 2 Business Park cannot be developed until Solent 1 Business Park is substantially completed. Outline planning permission was renewed on this site in July 2001; hence, development can commence on this site at anytime within the next five years, subject to reserve matters, regardless of the progress of Solent 1. Consequently, the criterion is superfluous and should be removed.

Change sought – *delete criterion (i) of Proposal S.21.*

County Planning Officer, Hampshire County Council (1433/12)

S.21 refers to the proposed business park development at Solent 2 which is part designated as a SINC. The reference to there needing to be a minimum of 40% parkland should include recognition of the site's nature conservation importance and, should try to accommodate some of the best areas within the 'parkland', tied to a management plan.

Change sought – *The reference to there needing to be a minimum of 40% parkland should include recognition of the site's nature conservation importance and, should try to accommodate some of the best areas of nature conservation importance within the 'parkland'.*

GOSE (261/93)

B1 use includes office development. It is not clear if regard has been given to the sequential test in PPG6 and the importance of accessibility.

Change sought – *not specified.*

permissions that would enable the Council to control the phasing of the development. Furthermore, Solent 1 Business Park is now in the final stages of development with current applications for further development. For these reasons, it is accepted that criteria (i) is un-enforceable and no longer necessary.

Part of the site in question is identified as a Site of Importance for Nature Conservation. The employment allocation for the site predates the designation of a SINC on part of it. Nevertheless, although the site has outline planning permission, it is appropriate to include a reference in the supporting text to ensuring that the SINC is protected as far as possible when the site is developed.

This Proposal relates to a committed business development site, which was first identified in the Whiteley Local Plan adopted in 1987. The retention of such a Proposal in the Review District Local Plan is intended to provide for a balance of uses within a large new community at Whiteley. The original inclusion of this site, which is at a location well-related to the other development areas at Whiteley, pre-dates locational concerns which currently apply both in regard to the accessibility of new sites and their relative placing in any sequential town.

Nevertheless, all existing employment allocations were reassessed in accordance with the advice in PPG3, to review whether they should be carried forward as employment allocations or for other uses. This site is retained as an employment site following this reassessment, taking account of sustainability and other factors. It is not, therefore, considered that the Government Office's concerns are well-founded, nor that it is necessary to amend the Proposal.

Change Proposed – Proposal S.21:

Add new criterion after existing criterion (iii).

...provides an extensive landscape framework by maintaining or enhancing existing woodland, major hedgerows and watercourses, and by carrying out additional planting, in accordance with Proposal DP.5, having particular regard to areas of ecological interest within the site;...

Change Proposed – paragraph 13.79:

.....This should include structural landscaping to provide a landscape framework for the site as a whole (10% of the site area) and parkland within each development area providing a low density landscaped setting (30% of the site area). In providing for these requirements, schemes should seek to conserve the nature conservation interests of the site (part of which is unimproved grassland, designated as a Site of Importance for Nature Conservation), and retain these features within any development.

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Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Issue 13.26 **Proposal S.22 (Little Park Farm)**

Representation:

Frobisher Developments (489/2)

Support the allocation of land at Little Park Farm for employment development.
Change sought – none.

Frobisher Developments (489/1)

Object to criterion (ii) and paragraph 13.83. They conflict with the requirement of Fareham Borough Local Plan 2000. They are unduly prescriptive and inappropriate for inclusion in the WDLPR. Detailed access arrangements are a development control matter, to be resolved at the planning application rather than the local plan stage. The specification of the access arrangements in the WDLPR could prejudice access by all modes of transport from the A27 which lies to the east and development of the land for employment.

Change sought – amend S.22 (ii) as follows: 'is developed comprehensively with land to the west in Fareham Borough'.
Amend paragraph 13.83: '.....However, the site should be developed comprehensively with land to the west in Fareham Borough' i.e. delete all inappropriate references to means of access. Include comment in paragraph 13.83 to the effect that the LPA will need to be satisfied that the site can be properly accessed before granting planning permission. (as per FBLP para. 9.37).

Fareham Borough Council (1423/8)

Proposal S.22 (ii) could prejudice the development of the whole area between the M27 and the railway line.

Change sought – delete 'and accessed from' in Proposal S.22(ii).

GOSE (261/94)

B1 use includes office development. It is not clear if regard has been given to the sequential test in PPG6 and the importance of accessibility. Criterion (ii) refers to access from Fareham. This

City Council's Response to Representation

The support is welcomed.

The Fareham Borough Local Plan 2000 allocates the part of this site within Fareham Borough for employment development, by means of Policy E2 which states that:

Development for employment uses (Classes B1, B2 and B8) will be permitted on(E) Little Park Farm Road, Park Gate.

Provided that:

- i) the development includes, where appropriate, a range of sizes and types of premises;*
- ii) that sites or accommodation, suitable for starter and small businesses constitute 10% of the net developable area'*
- iii) only uses within Classes B1 and B8 are located near boundaries with residential areas; and*
- iv) it would not adversely affect the character of the area or have unacceptable environmental, amenity or traffic implications;*

Change of use or redevelopment of (the site), which would result in the loss of these areas for employment uses, will not be permitted.

It is not apparent that the Winchester District Local Plan Review Proposal in any way contradicts the policy in the Fareham Plan therefore no change is proposed on these grounds. However, both the prospective developer and Fareham Borough Council are concerned that the inclusion of criterion (ii) is an unnecessary and overly prescriptive constraint on the development of the site. Whilst a western access is still considered to be the most likely option for developing the site, it is accepted that this criterion should be deleted and paragraph 13.83 amended to allow for further options to be considered, if they are acceptable in highway terms.

This Proposal relates to a committed business development site, which is also identified in the Fareham Borough Local Plan adopted in 2000. The retention of such a Proposal in the Review District Local Plan is intended to provide for a balance of uses within a large new community at Whiteley.

Nevertheless, all existing employment allocations were reassessed in accordance with the advice in PPG3, to review whether they should be carried forward as employment allocations or for other uses. This site is retained as an employment site following this reassessment, taking account of sustainability and other factors. It is not, therefore, considered that the Government Office's concerns are well-founded, nor that it is necessary to amend the Proposal.

A number of development areas within Winchester District are located near its administrative boundary. Each of these sites has its own characteristics that need to be addressed through the Local Plan process. PPG 12 Paragraph 3.12 states that "policies in Local Plans may include those which relate to the whole or part of the plan area" however it does not explicitly state that the Plan should not pay regard to areas of a comprehensive site that fall outside of their administrative

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

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Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

does not appear to be in accordance with PPG 12 which states that "Policies in local plans may include those relate to the whole or part of the plan area". The Plan cannot therefore extend its land use preferences outside of its administrative boundaries.

Change sought – not specified.

boundary. Indeed further on in the same paragraph it goes on to state that "Site specific proposals in local plans provide a positive lead for development and help create certainty, both for developers and the local community". It is difficult to see how this could be provided for by making no reference to areas immediately outside of Winchester District, when these are part of an overall development such as Whiteley.

Change Proposed – Proposal S.22:

....(ii) is developed comprehensively with, ~~and accessed from,~~ land to the west in Fareham Borough;....

Change Proposed – paragraph 13.83:

.....However, the site should be developed comprehensively for employment purposes with land to the west in Fareham Borough ~~and will need to incorporate suitable access from within the adjoining land.~~ Access to the site from land to the west is most likely to be appropriate, although alternative proposals will be considered.

Issue 13.27 **Proposal S.23/Paragraph 13.85**

Representation:

Fareham Borough Council (1423/9)
Support Proposal S.23.
Change sought – none.

North Whiteley Consortium (322/8)
Paragraph 13.85 does not make any reference to the completion of Whiteley Way and should include a cross-reference to Proposal T.12. The text should refer to enabling development at North Whiteley, that could bring forward the completion of Whiteley Way. If the land at North Whiteley was allocated as a reserve site instead of Winchester City (North), Whiteley Way could be completed with the Plan period.

Change sought – add reference to enabling development and a reserve housing allocation site at North Whiteley that could bring forward the completion of Whiteley Way.

City Council's Response to Representation

The support is welcomed.

Land to the north of Whiteley was indicated as a possible area for expansion beyond the mid-1990s in the Whiteley Local Plan. The current (1998) District Local Plan referred to this but made it clear that there was no need for such expansion during its Plan period (to 2001). It applied countryside policies to reserve the possibility of development if it is needed in the longer term. There was, therefore, no firm commitment to development north of Whiteley. Subsequent work on the Structure Plan (Review) and Local Plan has indicated that this land does not need to be released, given the scale of development needed and the availability of other preferable locations.

Government advice is clear that there should be a sequential approach to the release of land for housing, making use of previously developed land before releasing greenfield sites. It has been concluded that the Plan's provisions will bring forward sufficient land to meet Structure Plan requirements without releasing additional greenfield sites. There is not the remotest likelihood of this scale of greenfield development being needed during the Plan period, given the expected contribution of urban capacity sites, commitments and allocations, including those MDAs required by the Structure Plan. It would, therefore, be totally contrary to Government and strategic advice to allocate either of these areas in the Local Plan.

Neither is it realistic or appropriate to swap one reserve MDA location for another. The Structure Plan Review specifies that reserve provision for an MDA should be made to the north of Winchester and the Local Plan must be in general conformity with the Structure Plan.

The aim of completing Whiteley Way is referred to in the Plan's Transport Chapter (paragraph 10.37). It is accepted that it would be worthwhile reiterating this aim in this part of the Plan and an addition to paragraph 13.85 is proposed.

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Change Proposed – paragraph 13.85:

Developers will be expected to provide transport infrastructure to the Highway Authority's current standards for all development at Whiteley, consistent with the transport proposals of this Local Plan. The County Council is seeking to secure the completion of Whiteley Way (see Proposal T.12 and paragraph 10.37).

Issue 13.28 **Settlements – Other Omission** **Sites**

Representation:

Ms Onslow-Cole (515/1)

Generally support the defined settlement boundary for Compton Down, but this should follow the rear boundaries of properties fronting Shepherds Lane. The farmland beyond is fairly exposed and it is reasonable that this should remain designated as countryside.

Change sought – extend the settlement boundary of Compton Down to include rear gardens of properties fronting Shepherds Lane.



S Horn (498/1)

Land off Union Lane, Droxford should be included in the settlement boundary. Part of the land has already been developed for social housing and a doctor's surgery and the remainder represents a logical rounding off. Further development is needed to support village facilities and services.

Change sought – amend the policy boundary to include land at Union Lane, Droxford.

City Council's Response to Representation **Compton Down**

It is not the purpose of the Local Plan to include every dwelling or its full curtilage within a settlement boundary, but rather to define the acceptable limits of development for each settlement. The Plan explains (in paragraph 6.32) that the settlement boundaries 'may not correspond to property boundaries or the fullest extent of a settlement as local people understand it. To permit development beyond the specified boundaries of the built-up settlements would release land for development which would not be acceptable according to the "brownfield first, greenfield last" principles of the sequential approach.'

The boundaries are, therefore, deliberately drawn to exclude certain land and buildings where it is felt that development would be harmful by extending the settlement into a primarily rural area. The area concerned, whilst it may form part of the gardens of several houses to the south of Shepherds Lane, is largely undeveloped. To include it in the settlement boundary, allowing for its development, would be harmful to the character of this part of the village, where development fronts Shepherds Lane. There are substantial development opportunities within Compton Down, including sites identified in the Urban Capacity Study, and it is concluded that there is no justification for extending the settlement boundary.

Droxford

This representation has been dealt with in the Housing Omissions Site responses (see Issue 6.19). It has been concluded that the land concerned should not be allocated for housing development or included within the settlement boundary of Droxford.

Hambledon

This representation has been dealt with in the Housing Omissions Site responses (see Issue 6.21). It has been concluded that the land concerned should not be allocated for residential development or included within the settlement boundary of Hambledon.

Itchen Abbas

This representation has been dealt with in the Housing Omissions Site responses (see Issue 6.23). It has been concluded that the land concerned should not be allocated for residential development or included within the settlement boundary of Itchen Abbas.

Owslebury

This representation has been dealt with in the Housing Omissions Site responses (see Issue 6.33). It has been concluded that the land concerned should not be allocated for mixed use development or

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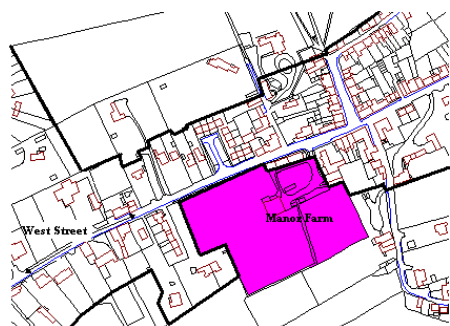
City Council's Response to Representation *Change Proposed*



S Mason (540/2)

No further housing sites have been allocated to allow limited further development which would support the services and viability and vitality of the village, contrary to PPG3. The settlement boundary should be amended to include land at Manor Farm, a logical rounding off of the village envelope.

Change sought – amend the policy boundary to include land at Manor Farm, Hambledon.



D Humphrey (500/2)

The property of Itchen Abbas House has been included within the policy boundary but none of its land. The land is within the curtilage of the house therefore it is previously developed. Limited residential development should be allowed in order to support and promote local services.

Change sought – amend the policy boundary to include land at Itchen Abbas House.

included within the settlement boundary of Owslebury.

Shedfield

This representation has been dealt with in the Housing Omissions Site responses (see Issue 6.35). It has been concluded that the land concerned should not be allocated for mixed use development or included within the settlement boundary of Shedfield.

South Wonston

This representation has been dealt with in the Housing Omissions Site responses (see Issue 6.39). It has been concluded that the land concerned should not be allocated for residential development or included within the settlement boundary of South Wonston.

Swanmore

This representation has been dealt with in the Housing Omissions Site responses (see Issue 6.43). It has been concluded that the land concerned should not be allocated for housing development or included within the settlement boundary of Swanmore.

Twyford

A representation concerning the inclusion of land at the Humphrey Holdings site (Northfields) has been dealt with in the Housing Omissions Site responses (see Issue 6.44). It has been concluded that the land concerned should not be included within the settlement boundary of Twyford. This is a large site outside the settlement boundary of Twyford and in a sensitive, exposed location. The majority of the site is undeveloped and the buildings and uses that exist were all permitted (where permission was needed) for agriculture-related purposes. It would be quite inappropriate to consider comprehensive development/redevelopment for other purposes given the countryside location of the site.

The Plan contains policies that provide guidance on the future of such sites, for example allowing for reuse of certain existing buildings in appropriate circumstances (Proposal C.16). Any environmental harm caused by the existing uses would have been considered when permission was granted for those uses. Some or all of the existing uses may cease, but it is not realistic for the Local Plan to impose additional requirements on authorised and well-established uses.

Winchester (Morn Hill)

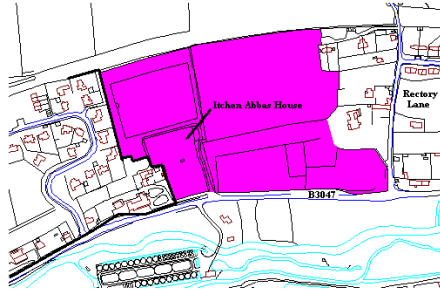
The uses that exist at Morn Hill have resulted from permission being granted in accordance with countryside policies, or as acceptable exceptions to such policies. They do not provide justification for further intensification or extension of development. The site is clearly in a countryside location, separated from any existing settlement. The area adjoins the East Hampshire Area of Outstanding Natural Beauty and much of it is highly visible from the AONB. The objection area also falls within the boundaries of the proposed South Downs National Park. It would, therefore, be quite inappropriate to add a new policy allowing for rationalisation or redevelopment of existing uses. The Local Plan's policies provide for the reuse of some existing buildings or for other development appropriate to the countryside, but this should be the limit of any additional development in the area.

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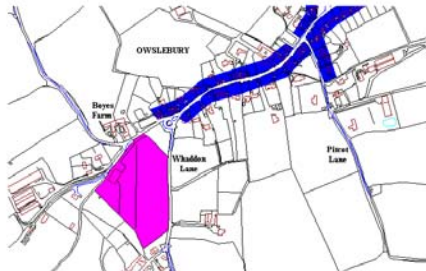


Change Proposed – none.

G Tull (542/1)

There is no new housing proposed within the village. An infill frontage has been identified but this is largely along the existing frontages which offer little scope for development. The Ship Field would be ideal for mixed use, providing some housing and employment opportunities for the village. It is well related to the village and satisfactory access could be achieved.

Change sought – land at Ship Field should be allocated for mixed uses.



P E Richards (533/1)

Shedfield is a settlement that has sufficient depth and complexity of development, giving it a built-up character. It has a number of facilities making it a sustainable location in terms of accommodating further development. The development frontage policy allows little scope for further development. It should therefore have a defined policy boundary which should include land east of Culverlands Bungalow.

Change sought – Shedfield should have a policy boundary, which should include land east of Culverlands Bungalow. This site should be allocated for mixed development.

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Persimmon Homes South Coast Ltd.
(530/6)

Land off Goldfinch Way, South Wonston could accommodate approximately 70 dwellings at the lower end of the PPG3 density guidelines and is suitable for small units and affordable housing. It has development on two sides with the remaining sides defined by Alresford Drove and an access track. It is well screened from the surrounding area by tall trees and hedgerows.

Change sought – extend the settlement boundary of South Wonston to include land off Goldfinch Way and allocate the site for housing development.



M K Carr (483/2)

The settlement boundary of Swanmore has been drawn tightly around the existing village, offering little scope for further development. Swanmore is an important village with a number of key facilities and an appropriate settlement for further development and to support local services. Land south east of Hampton Hill is well related to the village and could be developed without harm to

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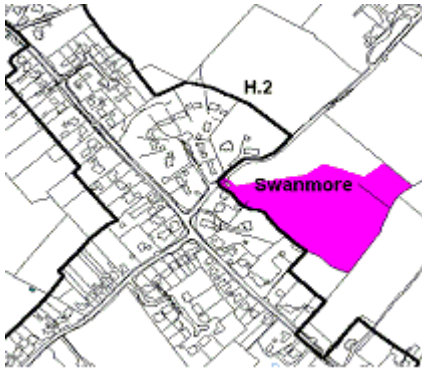
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the character and appearance of the village or the surrounding area.

Change sought – extend settlement boundary to include land to the south east of Hampton Hill.



Twyford Parish Council (328/3)

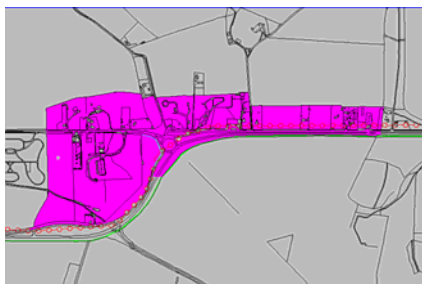
A new policy is required for the Humphrey Holdings site at Twyford. This should establish the development for the whole site on a comprehensive basis for new uses; manage change in the short term, including removal of obsolete buildings; reduce the environmental harm of the existing use, and the mill in particular, to the settlement and landscape.

Change Sought – not specified.

Clients of Southern Planning Practice Ltd. (475/7)

The new uses permitted on land at Morn Hill should be the basis of a policy for rationalising existing uses and utilising the accessibility of this site for employment, redevelopment of old uses and landscape improvement.

Change Sought – not specified.



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