

Policy NA1: The Dean

Overview of Comments:

Support - 1

Neither support or object - 3

Object – 1

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments which neither support nor object to NA1 - The Dean		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8BE-X Environment Agency Link here	<ul style="list-style-type: none">Principal Aquifer No specific comments, general comments apply.	Comments noted. Recommended response: No change
BHLF-KSAR-N86Z-7	<p>The GP surgeries that serve these potential sites are currently over-subscribed by 1,315 and the current GP surgery is undersized and seeking expanded or new premises to grow with population increases already approved. Additional dwellings from the local plan will add a further 1,450 patients and the NHS will be seeking financial contributions to increase the primary care space by a further 116 sq m.</p> <p>Alresford Surgery have been supported through an NHS Improvement Grant to convert administration space into consulting rooms, enabling the practice to provide more</p>	Comments noted. Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated

	<p>clinical space. This has enabled the practice to grow with their increasing patient list, in line with the currently adopted Local Plan. Further capacity will be required should the SHELAA sites be agreed and developed.</p> <p>Development on Sun Lane has already been approved which is placing considerable strain on local primary care infrastructure, which the surgery needs capital investment to meet. Alresford Surgery have been clear with the ICB that it does not feel able to absorb any further increases in population without significant further investment in primary care infrastructure. Due to the additional healthcare activities that will derive from the Local Plan there should be references in policy NA1 to the requirement for impacts to be mitigated.</p>	<p>Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements. Recommended response: No change.</p>
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Comments which object to NA1 - The Dean		
Respondent number	Comment	Officer comment
ANON-KSAR-NK2C-Y Southern Water Link here	This site is within Southern Water's statutory water and wastewater service area. There is a policy requirement for 'connection to the nearest point of adequate capacity in the sewerage network' but since OFWAT's new approach to water and wastewater connections charging we have adjusted our approach and the wording of this requirement is no longer effective. However there remains limited capacity on this site at the "practical	Comments noted. It is proposed that criterion ix of policy NA1 be amended to include the wording along the lines recommended by the respondent. Recommended response: Amend Policy NA1 criterion ix as follows: ix. Provide a connection to the nearest

	<p>point of connection", as defined in the New Connections Services and a connection to the sewer network at this site's 'practical point of connection' could lead to an increased risk of flooding unless network reinforcement is undertaken in advance of occupation. This will be provided through the New Infrastructure charge and Southern Water will work with site promoters to understand the development program and to review whether the delivery of network reinforcement aligns with the occupation of the development.</p> <p>This is not a constraint to development provided planning policy and subsequent conditions ensure occupation is phased to align with the delivery of wastewater infrastructure. Southern Water has limited powers to prevent connections to the water and sewerage networks, even when capacity is limited, so planning policies and conditions play an important role in ensuring development is coordinated with the necessary infrastructure.</p> <p>Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of development. An easement of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion.</p> <p>Accordingly, we propose the following amendments for Policy NA1:</p> <p>ix Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with</p>	<p>point of adequate capacity in the sewerage network, in collaboration with the service provider <u>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</u></p>
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	the service provider. <i>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</i>	
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	Recommendations	Officer response
Comments from SA	None.	N/A
Comments from HRA	None.	N/A

Policy NA1: The Dean

Land at The Dean, as shown on the Policies Map, is allocated for the development of about 130 dwellings, commercial and parking uses. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- i. Development should reflect the principles established in the Masterplan for Land West of The Dean 2017. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. Individual site proposals should be designed to enable future linkages to adjoining land and to avoid harm to the amenities or operation of adjacent land and businesses;
- iii. Development may include the provision of offices to meet local needs and should include additional public car parking, as well as housing suitable to help meet local housing needs in a highly accessible location.

Access

- iv. Provide safe vehicle, pedestrian and cycle access from The Dean and contribute to any off-site junction or pedestrian improvements necessary.

Environmental

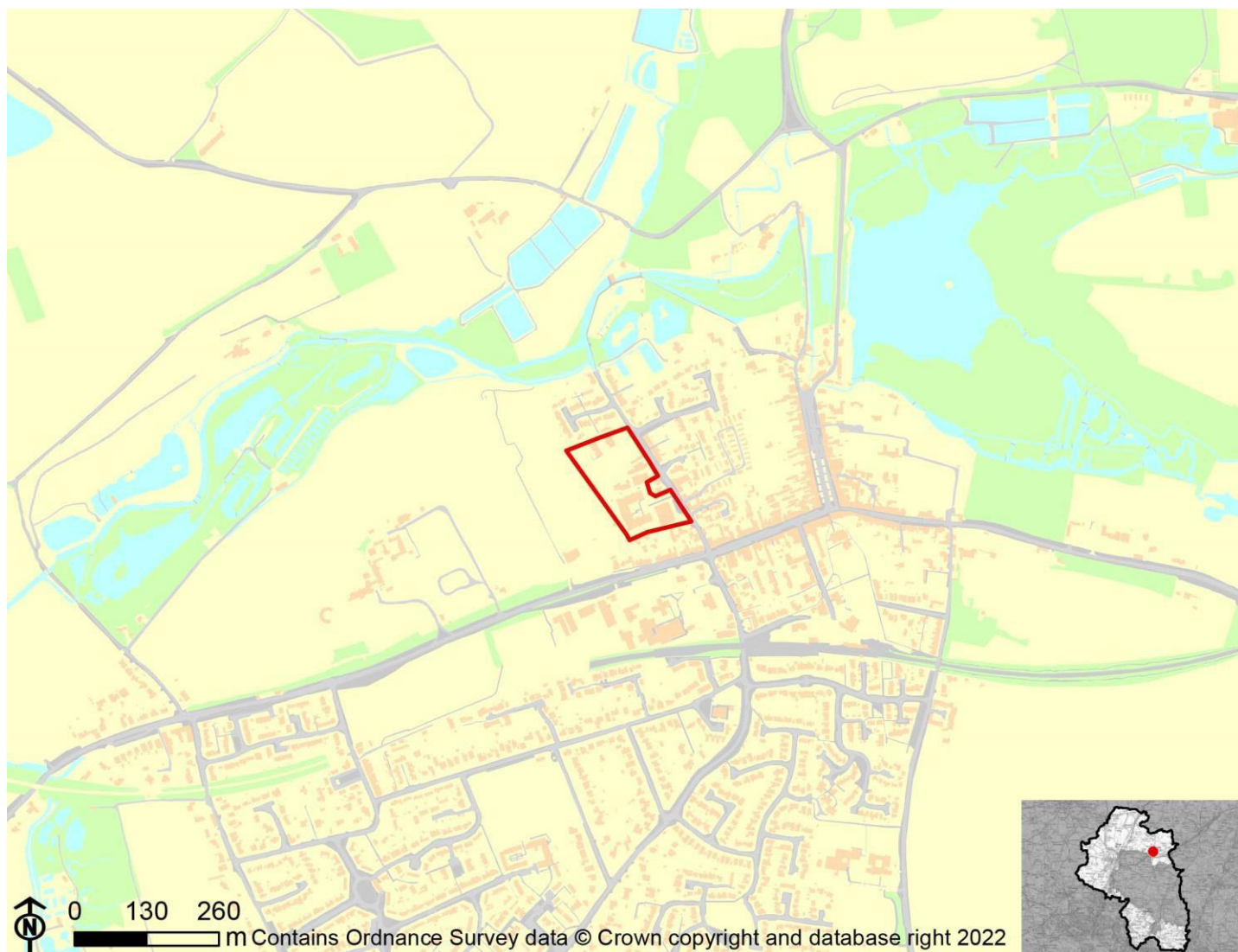
- v. Retain and reinforce landscaping on existing boundaries around the area, in conjunction with open space provision, and provide for improvements to the public realm on The Dean;
- vi. Proposals should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided;
- vii. On-site open space (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

- viii. Include provision for a public car park of about 50 spaces within the south-eastern part of the allocated area;
- ix. ~~Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.~~ **Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;**
- x. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

NA2c: The Dean

Proposed use: Residential use



IIA Objective	Score
IIA1: climate change mitigation	Minor positive (+)
IIA2: travel and air quality	Minor positive (+)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor positive (+)
IIA8: economy	Significant negative (--)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Negligible (0)
IIA13: water resources	Negligible (0)
IIA14: flood risk	Negligible (0)

IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

Overall effect: Minor positive (+)

Score by criteria: 1a: Major positive (++); 1b: Minor positive (+); 1c: Major positive (++); 1d: Major negative (--); 1e: Major positive (++); 1f: Major positive (++); 1g: Major positive (++); 1h: Minor positive (+); 1i: Negligible (0)

Justification: The site is within 400m of an NHS GP surgery. It is within 401-800m of a primary school. It is within 500m of a secondary school. It is not within 1,200m of a town centre. It is within 200m of a district or local centre. It is within 500m of a railway station. It is within 300m of a bus stop. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open country or registered common land, which could be lost to development. The majority of it is within an area where average commuting distance is in 41-60% range for the plan area.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

Overall effect: Minor positive (+)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

Overall effect: Minor positive (+)

Score by criteria: 4a: Negligible (0); 4b: Negligible (0); 4c: Negligible (0); 4d: Negligible (0); 4e: Major positive (++); 4f: Minor positive (+); 4g: Major positive (++)

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are below 50 dB and the noise levels as recorded for the 16-hour period between 0700 – 2300 are below 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is within 400m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open country or registered common land, which could be lost to development. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

Overall effect: Minor positive (+)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 8: To support the sustainable growth of the District's economy

Overall effect: Significant negative (--)

Justification: The site is in existing employment use.

IIA objective 9: To support the District's biodiversity and geodiversity

Overall effect: Significant negative (--)

Score by criteria: 9a: Minor negative (-); 9b: Minor negative (-); 9c: Minor negative (-); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'residential' or 'all planning applications'. It is within 500m of a locally designated wildlife site or ancient woodland. It is within 200m of a priority habitat. It is not within 100m of a water course. The site does not intersect with a county or local geological site.

IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

Overall effect: Negligible uncertain (0?)

Justification: The site has low overall landscape sensitivity.

IIA objective 11: To conserve and enhance the District's historic environment including its setting.

Overall effect: Negligible uncertain (0?)

Justification: The site is rated 'green' for risk of effects relating to historical constraints.

IIA objective 12: To support the efficient use of the District's resources, including land and minerals

Overall effect: Negligible (0)

Score by criteria: 12a: Major positive (++); 12b: Negligible (0); 12c: Negligible (0)

Justification: The majority of the site contains brownfield land. Less than 25% of the site is on Grade 3 agricultural land. Less than 25% of the site is within a Mineral Safeguarding Area.

IIA objective 13: To protect the quality and quantity of the District's water resource

Overall effect: Negligible (0)

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

IIA objective 14: To manage and reduce flood risk from all sources

Overall effect: Negligible (0)

Score by criteria: 14a: Negligible (0); 14b: Negligible (0)

Justification: Less than 25% of the site is within flood zone 2 or 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.