

### **Consultation comments on Policy WK4 - Ravenswood**

- Support - 7
- Neither support of object - 8
- Object - 3

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.

<b>Comments in support of Policy WK4 - Ravenswood</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKQ5-G Curdrige Parish Council	The proposed green infrastructure is critical to prevent ribbon development along Mayles lane.	Noted.
ANON-KSAR-NKHA-K	<p>1. WRA supports this development (which, unlike the preceding sites has to receive final planning permission and thus is appropriately regarded as a “plan development”)</p> <p>2. The only downside is the increase in traffic into Wickham from the A32, much of which will use the Bridge Street/Mill Lane route to deliver children to the primary school. On the assumption that the 200 homes will house, say, 50 children at any one time attending the school the potential for 30-40 additional morning and evening car journeys on the lower part of Mill Lane. This section of the village</p>	Noted. HCC is undertaking a district-wide Local Cycling and Walking Infrastructure Plan which will consider the potential for improved walking and cycling links.

	<p>roads is narrow and passing is difficult. It was the subject of a Hampshire Highways holding objection regarding an extension of the surgery located adjacent to the school that was ignored by the Winchester Planning Committee, for which the Council was found to be at fault by the Local Government Ombudsman in 2019/20. If the traffic is to increase as expected for access to local services, then a village traffic plan is badly needed. It also makes even more significant local residents' opposition to the Parish Council's masterplan for the Mill Lane Sports site.</p>	
ANON-KSAR-NKFD-M	<p>I support the policy but the following points should be considered and incorporated in the next iteration of the District Local Plan:          Para 14.81. This should state that, in the period of the Plan, the Garden Village development of Welbourne, which is immediately adjacent to Knowle, will provide significant local facilities and services for Knowle residents.          Paras 14.91 – 14.105 and Policy WK4. This development was agreed under the previous (2013) Local District Plan even though Wickham and Knowle had already met the housing requirement established in that Plan. This was agreed by the community in discussion with WCC on the basis that it would form part of any contribution from Wickham and Knowle towards future housing requirements. As that commitment has been included in the new draft District Local Plan 2019-2039, the proposal in WK4 is supported</p>	<p>Noted. While it is likely that Welborne may contain local facilities and services accessible to Knowle residents, including such a statement in the emerging Winchester Plan is not considered necessary or appropriate.</p>
ANON-KSAR-N8QR-T	<p>A report format copy of our comments on the regulation 18 plan on behalf of Homes England has been emailed to <a href="mailto:planningpolicy@winchester.gov.uk">planningpolicy@winchester.gov.uk</a> with the relevant section of the report copied below.</p> <p>Homes England SUPPORT allocation policy WK4.          The site benefits from a live outline application for the development of the site. The description of development reads as follows:</p>	<p>On balance it is considered the first criterion of this policy is appropriate given the local context it provides regarding nearby residential properties and Local Plan Policy T3.          The policy and supporting text has been revised in light of consultation responses</p>

	<p>Community led proposal to develop 200 new homes including affordable housing, with associated access, landscaping, parking and open space.</p> <p>The application has the delegated approval of Officer's at WCC subject to final agreement of the S106, with an expected positive decision due in early 2023. The proposals align with each of the draft criteria of policy WK4. The proposals include:</p> <ul style="list-style-type: none"> <li>• Up to 200 homes including 40% affordable housing</li> <li>• Safe access from Knowle Avenue utilizing the existing roundabout</li> <li>• Pedestrian and cycle linkages to Mayles Lane and Knowle Village</li> <li>• Facilitates connection to the Mon Trail via the Meon Water Meadows</li> <li>• Provides for a strong landscape buffer to Ravenswood Hospital, Ravens Wood and Dash wood, protecting them from adverse impacts</li> <li>• Significant levels of Open Space and new Green Infrastructure to serve the development and wider community</li> <li>• Provides appropriate and justified contributions towards infrastructure to mitigate the effects of the development.</li> <li>• Protects the integrity of important ecology sites, including the Solent SPA.</li> <li>• Provides for a strong undeveloped gap between Knowle, the development site and the future Welborne development through the provision of Knowle Triangle as Green Infrastructure.</li> </ul> <p>The proposals have been community led with close collaboration with the Parish Council. They deliver important community aspirations which will provide the community assets they can be proud of. The amenity areas proposed at Meon Water Meadows and Knowle Triangle are to be provided to Wickham Parish ensuring they are protected for the long-term benefit of the local community.</p> <p>The allocation of the site in the emerging local plan supports the</p>	<p>received from the Education Authority and Southern Water.</p>
--	--	--

	<p>delivery of these benefits whilst also, importantly, delivering much needed housing, including a high proportion of affordable housing, in a highly sustainable location.</p> <p>The site can also contribute housing early in the plan period. Homes England, in their role as the Government's 'housing accelerator' can assist in delivering the site quickly.</p> <p>For all these Reasons Homes England support Policy WK4 and the allocation of the site for development.</p> <p>Minor changes</p> <p>As above, Homes England support the policy but suggest some minor revisions to the criteria of the draft allocation policy wording improve the policy's effectiveness, taking account of site requirements. The below identifies the suggested changes and a brief explanation</p> <p>Delete criterion 1 – whilst the premise of the criterion is agreed (i.e. the provision of safe access for all), it is unnecessary given the provisions of draft Policy T3 and existing provisions in the NPPF.</p> <p>Criterion 8 - Remove the requirement to connect to the nearest connection point in order to provide some flexibility to connect to an alternative provider (given there is more than one provider in the locality).</p> <p>One amendment is also required to the supporting text at 14.102 in relation to education contributions. As part of the current planning application, HCC have confirmed that no education contributions are required as a result of the development and therefore this paragraph should be deleted. The relevant correspondence is attached at Appendix 2 [sent separately to <a href="mailto:planningpolicy@winchester.gov.uk">planningpolicy@winchester.gov.uk</a>].</p>	
ANON-KSAR-N856-2	1. It is very necessary to support the restrictions on overuse of Dash Wood as Welborne develops. The Plan states that, 'It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the	Noted.

	<p>potential impact upon the woodland and not provide for additional footpath entries to the woods'.</p> <p>2. A very good idea to provide a satisfactory link from the Meon Valley Trail through to Knowle. It could be used as a safe route by Knowle children who attend Wickham Primary School.</p> <p>3. Very important to provide and preserve the green infrastructure at Knowle Triangle and Meon Water Meadows</p> <p>4. .Under policy NE3, the open space for Ravenswood needs to be preserved.</p>	
--	---	--

<b>Comments which neither support nor object to Policy WK4 - Ravenswood</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-N8Q5-W	<p>This site is adjacent to a number of areas of ancient woodland as noted in sections 14.97 (Dash Wood) and 14.98 (Botley Wood and Everett's and Mushes Copses). For this allocation to be acceptable, appropriate buffer zones must be specified.</p> <p>Where development sites are adjacent to ancient woodland, we recommend that as a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice. A larger buffer may be required for particularly significant engineering operations, or for after-uses that generate significant disturbance.</p>	<p>Amend paragraph 14.97 as follows –</p> <p>Dash Wood lies immediately to the north east of the development site. It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the potential impact upon the woodland and not provide for additional footpath entries to the woods <u>and provide appropriate buffering in line with the ancient woodland standing advice.</u></p>

	Further information is available in the Trust's Planners' Manual for ancient woodland.	
BHLF-KSAR-N8TZ-5	<p>Both the Welbourne Open Space and Ravenswood Housing allocation provide opportunities to join up and enhance the rights of way network in the area to get horse riders, cyclists and pedestrians away from the roads that will be subject to increased traffic as a result of the developments. This is recognised to an extent in paragraph 14.104, which refers to a key aim of the Council and the community being to secure a link from the existing Meon Valley Trail through to Knowle.</p> <p>The importance of the Meon Valley Trail, which is Wickham bridleway 501, and the need to provide an off-road connection between this route and Fareham bridleway 515 needs to be given much greater significance in policy WK4 and the development should be required to make such provision through a new bridleway or the upgrading and reclassification of existing footpaths to establish this link. In Policy WK4 criterion iii. needs to be amended accordingly and should read, "Provision of a bridleway from the Meon Valley Trail through Knowle to connect with Fareham bridleway 515."</p>	Noted. HCC is undertaking a district-wide Local Cycling and Walking Infrastructure Plan which will consider the potential for improved walking and cycling links.
BHLF-KSAR-N87B-G	<p>Policy WK4</p> <p>5.9 A new allocation for 200 dwellings at Ravenswood is provided at policy WK4. Whilst allocated to Wickham, the site is directly adjacent to Knowle, a separate and distinct settlement which falls lower down in the settlement hierarchy and which is physically separated from Wickham by the Welbourne Open Space.</p> <p>5.10 Knowle currently comprises a named settlement with a defined settlement boundary in Policy MTRA3 of the adopted local plan, reflecting its physical size but generally poor provision of key services and facilities. This is carried forward in the emerging plan where it is said to form part of the Remaining Rural Area. In this broad spatial area, the emerging plan makes no allowance for new allocations, but</p>	It is considered that the allocation at Ravenswood is appropriate in light of the scheme's merits and the progress made by a planning application. However, the Council has considered further the approach to development at the settlement of Wickham itself and the proposed Reg 19 Plan includes proposed allocations for about 100 homes on two new allocations at the settlement of Wickham itself.

	<p>does define a pot of 450 dwellings (excluding the SDNP Area) that includes an allowance for some delivery through windfall development.</p> <p>5.11 The emerging local plan adopts a hierarchical approach to the distribution of development across different spatial areas. It identifies specific housing requirements by settlement according to the position of each settlement within the hierarchy. The hierarchy is based upon a Settlement Hierarchy Review (November 2022) in which Wickham scores 26 out of a possible 35, placing it in the “larger rural village” category, whilst Knowle scores 17 placing it in the lowest category of settlement (Remaining Rural Area).</p> <p>5.12 In no other instances in the emerging local plan are the housing requirements for any higher order settlement proposed to be met in a lower order settlement, as they are in Knowle and Wickham. This is for good reason because this approach ensures that development is directed to the most sustainable locations. The Ravenswood allocation for Wickham’s housing requirement is the antithesis of that approach.</p> <p>5.13 Indeed, opportunities for residents of the Ravenswood allocation to access the facilities and services in Wickham by sustainable modes of transport, would be limited. With no physical or functional relationship with Wickham, it is not considered that the site should be allocated to meet future requirement for Wickham; an approach which is totally at odds with a strategy which promotes sustainable patterns of development.</p> <p>5.14 In addition, it is noted that the Ravenswood site received delegated approval in December 2018 where it was considered an exception under Policy MTRA3, meaning that it was effectively a windfall site. Although a judicial review meant that permission was overturned, the basis for the approval was MTRA3. If Ravenswood is to come forward in the future, it should be delivered through the</p>	<p><b>Proposed Change:</b></p> <p>Rename policy WK4 as Policy KN1 in recognition that the site is adjacent to the settlement of Knowle, not to the settlement of Wickham.</p>
--	--	---

	<p>equivalent MTRA3 policy in the new local plan and be part of the housing requirement for the 'Remaining Rural Area' based upon the position of Knowle within the hierarchy, with a separate dedicated allocation to Wickham. This approach would be consistent with the proposed spatial strategy that is based upon a hierarchy of settlements.</p> <p>5.15 It will also go some way to address the deficit identified between the draft allocation of 450 homes to the 'Remaining Rural Area' and the findings of the Windfall Assessment.</p> <p>5.16 With a wide range of services and facilities, Wickham is a sustainable location for future expansion and Macra supports its designation as a Larger Rural Settlement. However, this should be reflected through an allocation that is commensurate to Wickham's position in the hierarchy. Macra consider that a figure between 80 and 100 dwellings would be appropriate based upon the requirements in Colden Common, Denmead, and Kingsworthy. A direct allocation to Wickham would enable the Council to make a corresponding reduction to the total allowance for windfall development.</p> <p>5.17 Through a combination of re-categorising Ravenswood as a windfall site in the 'Remaining Rural Area' and making a new direct allocation to Wickham, the Council would support the main purpose of the plan which is to positively plan for the additional housing needs of the area and provide a higher level of certainty. This would be achieved by making the plan less reliant on windfall development, which by definition offers far less certainty and which the NPPF advises should be approached with caution.</p> <p>6.0 Conclusion</p> <p>6.1 In conclusion, it is considered that the Winchester Local Plan Regulation 18 fails to provide a sound strategy on which to deliver</p>	
--	---	--



	<p>new development to meet the District's housing requirements. The overreliance on windfall sites coming forward within the existing settlement boundaries is flawed and fails to take into account future legislative changes and land availability. It also fails to provide certainty for the delivery of housing or for ensuring that development is located on the most sustainable sites.</p> <p>6.2 It is therefore proposed that the windfall allowance is reduced to a minimal, plan-wide allowance and replaced with local plan allocations which are based on robust evidence and which have been properly considered through the plan making process. Where windfall requirements are maintained settlement boundaries should be reviewed to create opportunities for windfall development.</p> <p>6.3 It is considered that the proposal north of Ravenswood House Hospital allocation WK4 should be deleted from the emerging local plan as this is inconsistent with the spatial strategy and approach to 'Remaining Rural Areas'. Instead Wickham should have a dedicated allocation for between 80-100 dwellings (consistent with the other 'Larger Villages'). A new allocation should be made at Mayles Farm because it is the most sustainably located site in the village and can provide significant public benefits including the creation of a significant area of public open space between Wickham, Welborne and Knowle. These public benefits will also offer protection against the coalesce of these settlements in perpetuity.</p> <p>6.4 Policy WK3 should be deleted and the management of a proportionate evidenced based gap should be through Policy NE7 for consistency with the approach elsewhere in the district. It is essential that settlement gaps are properly evidenced through the Local Plan in order that policy NE7 is justified and effective.</p>	
BHLF-KSAR-N8BE-X	<p>See SP for colours  Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located</p>	<p>Proposed Change:  Insert the following criterion after v. -</p>

<p>Environment Agency <a href="#">Link here</a></p>	<p>outside of FZ 2&amp;3 Orange text: Action to be taken Red text: Concern over deliverability without further work/information</p> <p>37. Ravenswood 200 dwellings Based on the information currently available, the site raises some environmental concerns that need to be addressed. Further work will be needed to show how these issues can be satisfactorily addressed to ensure no environmental impacts.</p> <ul style="list-style-type: none"> <li>• FZ 2 &amp;3</li> <li>• mains sewer only to the South of site</li> <li>• Principal and Secondary A Aquifer</li> </ul> <p>Water Quality The protection of the groundwater will need to be considered as part of this site - specific policy.</p>	<p><u>va, Demonstrate how groundwater will be protected.</u></p>
<p>BHLF-KSAR-N86Z-7</p>	<p>GP Surgeries Wickham Wickham Surgery (Main and Branch) NHS Hampshire and Isle of Wight ICB - Primary Care Response The GP surgeries that serve these potential sites are currently have capacity for 3,440 patients as of October 2022; this capacity however is already due to be absorbed through the Welborne development. Wickham Surgery has expanded its surgery footprint in the last few years to include additional triage space and two consulting rooms. These expansions have in part been due to the already approved Welborne Garden Village development of 6,000 homes agreed by Fareham Borough Council in the south of the practice's boundary; if these homes are built, the surgery will not have capacity to grow its patient list size without further expanding its infrastructure. Bishops Waltham and Wickham surgery are both part of the Winchester Rural South Primary Care Network. Significant</p>	<p>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 Infrastructure Delivery Plan to note this position and set out a</p>

	<p>development is being experienced across the Network’s geography (which includes Twyford, Stokewood, Bishops Waltham and Wickham surgeries). The SHELAA sites propose up to 31,000 additional homes across this geography; the local infrastructure and workforce cannot cope with such a sizeable additional population without significant developer investment into primary care infrastructure.</p> <p>Wickham surgery and the PCN have been clear with the ICB that it does not feel able to absorb any further increases in population due to agreed development without significant further investment in primary care infrastructure.</p> <p>Winchester City Council – Local Plan Policies</p> <p>Due to the additional healthcare activities that will derive from the Local Plan we believe that there should be references to healthcare in policy WK1/2/4 to inform potential developers of the requirement for these impacts to be mitigated.</p>	<p>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.</p> <p>Proposed Response:</p> <p>Amend criterion x of SP2 as follows :</p> <ul style="list-style-type: none"> <li>i. <u>Undertake an assessment of the <del>Test</del>-existing infrastructure and service capacity to serve new development and make arrangements in a timely manner for appropriate increases in capacity or measures to mitigate impact.</u></li> </ul> <p>Add new text to the end of para. 3.9</p> <p><u>Development proposals will be supported which reflect these principles. Further guidance and expectations are set out in the other policies in this Local Plan, and supporting evidence such as the</u></p>
--	--	--

		<p><u>Infrastructure Delivery Plan and other documents listed after para. 2.11 should be referred to when considering how to meet these requirements. Where it is understood there are likely to be specific requirements or issues which should be discussed with third parties such as infrastructure providers, they are identified the allocations policies and supporting text.</u></p>
<p>BHLF-KSAR-N86F-K Natural England <a href="#">Link here</a></p>	<p>WK4 Ravenswood Natural England welcomes the allocation of large areas of open space in this policy. This presents an opportunity for significant biodiversity benefits, such as river flood plain restoration where the River Meon crosses the northern parcel. The parcel allocated for residential development is located adjacent to Dash Wood which is identified as ancient semi-natural woodland. Paragraph iv requires appropriate buffering of Ravenswood Hospital and Dash Wood, we recommend this paragraph is strengthened to refer to appropriate buffering in line with the ancient woodland standing advice. Paragraph v requests that impacts to Dash Wood are appropriate managed. We would encourage this wording to be strengthened to deliver maximised buffers to the woodland. Whilst the standing advice suggests minimum buffers of 15m, this is only in relation to physical impacts on the tree root protection zone; we advise that a wider buffer should be delivered to address additional impacts from a large housing scheme such as recreational pressure, pet predation,</p>	<p>Amend paragraph 14.97 as follows –</p> <p>Dash Wood lies immediately to the north east of the development site. It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the potential impact upon the woodland and not provide for additional footpath entries to the woods <u>and provide appropriate buffering in line with the ancient woodland standing advice.</u></p>

	fly tipping etc. The Woodland Trust has provides additional guidance to planners on woodland buffers.	
BHLF-KSAR-N86M-T Hampshire County Council (Schools)	Ravenswood 200 dwellings is likely to generate up to 60 primary age pupils and 42 secondary. The site is served by Wickham Primary School and Swanmore College. It is likely that these could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.	<p>This updated position should be included in the supporting text.</p> <p><b>Proposed response:</b></p> <p>Amend paragraph 14.102 as follows –</p> <p>Advice from the Local Education Authority <del>regarding the planning application</del> has indicated that <del>this development would require an expansion of Wickham Primary School, and a suitable contribution towards the cost of provision will be required</del> <u>it is likely that the development could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.</u></p>

<b>Comments which object to</b> Policy WK4 - Ravenswood		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKZK-F	Both the Welbourne Open Space and Ravenswood Housing allocation provide opportunities to join up and enhance the rights of way network in the area to get horse riders, cyclists and pedestrians	Noted. HCC is undertaking a district-wide Local Cycling and Walking

	<p>away from the roads that will be subject to increased traffic as a result of the developments. This is recognised to an extent in paragraph 14.104, which refers to a key aim of the Council and the community being to secure a link from the existing Meon Valley Trail through to Knowle.</p> <p>The importance of the Meon Valley Trail, which is Wickham bridleway 501, and the need to provide an off-road connection between this route and Fareham bridleway 515 needs to be given much greater significance in policy WK4 and the development should be required to make such provision through a new bridleway or the upgrading and reclassification of existing footpaths to establish this link. In Policy WK4 criterion iii. needs to be amended accordingly and should read, "Provision of a bridleway from the Meon Valley Trail through Knowle to connect with Fareham bridleway 515."</p>	<p>Infrastructure Plan which will consider the potential for improved cycling links.</p>
<p>ANON-KSAR-NKJV-A</p>	<p>A planning application was submitted for 200 homes at Ravenswood on 29 June 2018 (18/01612/OUT). Whilst the application has been considered by the council's planning committee, a decision still has still not been issued, despite the application being submitted over 4 years ago. The S106 remains unsigned. It is understood that following the committee meeting in March 2019 discussions regarding the S106 continue to take place, with matters relating to highways yet to be resolved.</p> <p>Whilst Bloor Homes acknowledges the resolution to grant on this unallocated site, there are significant question marks about the delivery of the site given the lack of resolution of the S106. Furthermore, the site lies within the Knowle parish, and is not well related to the settlement of Wickham and thus it is doubtful that development at this site will make a significant contribution to the existing and future sustainability of Wickham, as compared with</p>	<p>It is considered that the allocation at Ravenswood is appropriate in light of the schemes merits and the progress made by a planning application. However, the Council has considered further the approach to development at the settlement of Wickham itself and the proposed Reg 19 Plan includes proposed allocations for about 100 homes on two new allocations at the settlement of Wickham itself.</p> <p><b>Proposed Change:</b></p> <p>Rename policy WK4 as Policy KN1 in recognition that the site is adjacent to the</p>

	<p>sites on the edge of the settlement. Ravenswood is some 1.6km from the square in Wickham as compared with Mill Lane which is approximately 500m distant from it. Given the distance into Wickham from Ravenswood and the relative ease of access into Fareham, it is not considered that this site will support the sustainability of Wickham. Bloor Homes is concerned that this proposed allocation would potentially fail to meet some of the emerging policies within this consultation, for example, encouraging sustainable transport and the provision of self-build and custom build housing.</p> <p>It is noted that the Ravenswood site has scored lower than Land at Mill Lane, Wickham within the Regulation 18 Integrated Impact Assessment Report (published October 2022).</p>	<p>settlement of Knowle, not to the settlement of Wickham.</p>
<p>ANON-KSAR-NK2C-Y Southern Water <a href="#">Link here</a></p>	<p>As mentioned earlier in our response, Southern Water is progressing a major infrastructure project to secure a resilient water supply for its Hampshire supply area. This project, which includes a substantial water supply pipeline between Havant and Otterbourne, will interact with a number of the site allocations in the draft Local Plan.</p> <p>This site is one of three of the Local Plan’s allocations which are located within the preferred corridor that was identified as part of Southern Water’s Summer 2022 consultation on the project. This particular site falls almost entirely within the southern part of corridor section V. The allocation for Welborne Open Space (WK3) also intersects with the southern part of corridor section V. Southern Water is seeking to engage with both affected landowners and Winchester City Council to ensure that the emerging proposals for the project can be coordinated with any new housing development coming forward on those sites. From an initial review of the site</p>	<p>Proposed wording is considered more appropriate as supporting text.</p> <p><b>Proposed change:</b></p> <p>Insert new paragraph to follow 14. 102</p> <p><u>14.102a</u> <u>Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development.</u></p>

	<p>allocations, it would appear that the project could be compatible with those site allocations, but continued coordination from all parties is needed in the interests of sound infrastructure planning. Southern Water look forward to the support from the Council in this respect.</p> <p>Accordingly, we propose the following additional criterion for Policy WK4:</p> <p>Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development</p>	
--	---	--

	Recommendations	Officer response
Comments from SA	None	
Comments from HRA	None	

Rename Policy WK4 to Policy KN1 and Amend as follows -

Land at Ravenswood House, is allocated for the development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation , agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Access

- i. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties;
- ii. Provide satisfactory pedestrian and cycle links to Knowle centre ,
- iii. Provision of a satisfactory link from the Meon Valley Trail through to Knowle.

Environmental



- iv. Appropriate buffering of Ravenswood Hospital and Dash Wood.
- v. Ensure impacts upon Dash Wood are appropriately managed
- va, **Demonstrate how groundwater will be protected.**

#### Other Infrastructure

- vi. Provision of Knowle Triangle and Meon Water Meadows as green infrastructure.
- vii. Open space to serve the development in accordance with policy NE3.
- viii. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.

Identify and contribute to infrastructure needed to make the development acceptable in planning terms

Amend paragraph 14.97 as follows –

Dash Wood lies immediately to the north east of the development site. It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the potential impact upon the woodland and not provide for additional footpath entries to the woods and provide appropriate buffering in line with the ancient woodland standing advice.

Amend paragraph 14.102 as follows –

Advice from the Local Education Authority ~~regarding the planning application has indicated that this development would require an expansion of Wickham Primary School, and a suitable contribution towards the cost of provision will be required~~ it is likely that the development could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.

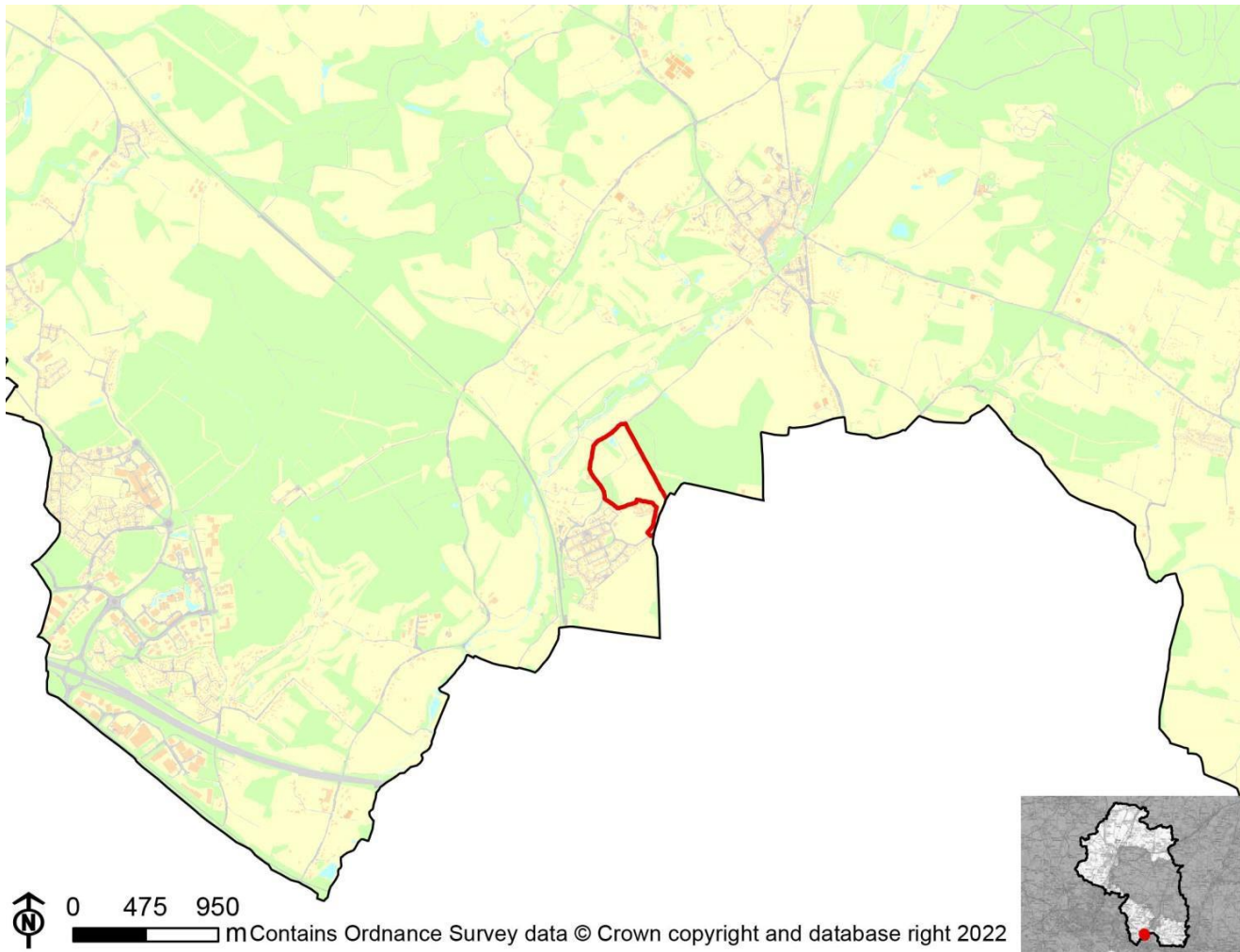
Insert new paragraph to follow 14. 102

14.102a

Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development.

# WI18: Land north of Ravenswood House Hospital

Proposed use: Residential use



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

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

Justification: The site is not within 1,200m of an NHS GP surgery. It is not within 1,200m of a primary school. It is not within 2,000m of a secondary school. It is not within 1,200m of a town centre. It is not within 800m of a district or local centre. It is not within 2,000m 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. The site contains no open space, open county or registered common land. The majority of it is within an area where average commuting distance is in 21-40% 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 negative (-)**

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: Negligible (0)**

Score by criteria: 4a: Negligible (0); 4b: Negligible (0); 4c: Negligible (0); 4d: Major negative (--); 4e: Major negative (--); 4f: Major 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 within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is not within 1,200m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. The site contains no open space, open county or registered common land. 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 negative (-)**

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: Negligible uncertain (0?)**

Justification: The site is not 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: Major negative (--); 9c: Major 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 a locally designated wildlife site or ancient woodland. It is within 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 on heritage assets.

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

### **Overall effect: Significant negative (--)**

Score by criteria: 12a: Major negative (--); 12b: Minor negative (-); 12c: Minor negative (-)

Justification: The majority of the site contains greenfield land. A significant proportion of the site ( $\geq 25\%$ ) is on Grade 3 agricultural land or less than 25% of the site is on Grade 1 or 2 agricultural land. A significant proportion of the site ( $\geq 25\%$ ) 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.