

Consultation comments on Policy CC1 – Clayfield Park

- Support - 5
- Neither support of object - 11
- Object - 7

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 Policy CC1 – Clayfield Park		
Respondent number	Comment	Officer comment
BHLF-KSAR-N86T-1 Hampshire County Council (Transport)	Colden Common, p.439 The current proposed transport schemes in vicinity of Colden Common include LCWIP corridor to Winchester and Pedestrian Improvements. Policy CC1 Clayfield Park The County Council will expect a sustainable travel accessibility assessment to be undertaken and contribution towards the provision of the mitigation and improvements recommended in the assessment.	The Plan should be read as a whole and the Transport Chapter contains policies which would apply in this case. Policy T1 and its supporting text refer to the emerging LCWIP and require proposals to take regard to the schemes within the LCWIP as they emerge. Policy T1 requires applications that increase travel to be supported by a transport assessment. Recommended Response: No Change
BHLF-KSAR-N8BE-X	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	Flood Risk – the suggestion that the development should provide surface water attenuation via SUDs features is

<p>Environment Agency Link here</p>	<p>satisfactorily addressed to ensure no environmental impacts.</p> <ul style="list-style-type: none"> • SPZ • secondary aquifer • Historic Landfill <p>Flood Risk Surface water attenuation via SUDS features should be designed within the development as SW flooding is identified to the northwest which will connect to properties in the Spring Lane area.</p> <p>Water Quality The protection of the groundwater will need to be considered as part of this site - specific policy. There may be contamination issues with this site associated with previous activities.</p>	<p>agreed and an addition is proposed to criteria v to address this. Additional wording is also proposed to the text to explain the reason for the further criteria.</p> <p><i>Further information on drainage an sewage in the area is also provided under the response regarding Southern Water below.</i></p> <p>Aquifer and source protection zone - Southern Water have made similar points in relation to this and have suggested some policy wording (see Rep below). It is proposed that this wording be added to criteria v. Additional wording is also proposed to the text to highlight the site's location in relation to the aquifer and source protection zones.</p> <p>Contaminated Land - The concerns regarding contamination of the site are noted and the policy text already requires assessment of this. Together with the proposed amendments that reference groundwater quality and the source protection zone, it is considered that the issue of contamination is adequately covered.</p>
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<p>BHLF-KSAR-N86Z-7</p>	<p>GP Surgeries Colden Common Twyford Surgery Stokewood Surgery (Main and Branch) NHS Hampshire and Isle of Wight ICB - Primary Care Response The GP surgeries that serve these potential sites are currently over subscribed by 1,957 patients of October 2022. Stokewood surgery is undersized for the current population and is urgently seeking new premises to grow with population increases already approved in the area. One of its branch surgeries is due to close in 2024 and urgent temporary accommodation has been sought for the practice to mitigate this reduction in estate. The additional dwellings from the local plan will add a further 523 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 42 m2Stokewood Surgery are being supported by the ICB to find an urgent temporary solution to a rapidly expanding patient population, and to work in parallel on a long term solution to potentially expand the current practice to grow with the local population, or to find new premises for the surgery. Twyford and Stokewood surgeries are part of the Winchester Rural South Primary Care Network. Significant 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. The two surgeries and 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>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 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>Recommended Response: No Change</p>
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	<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 CC1/4 to inform potential developers of the requirement for these impacts to be mitigated.</p>	
<p>BHLF-KSAR-N8R7-Z Colden Common Parish Council</p>	<p>Under Access,</p> <ul style="list-style-type: none"> • Add that ROW12 must be widened and tarmacked to provide suitable pedestrian access. D1: D5:NE4: T1: T3:T4. • Provide a safe vehicle, pedestrian and cycle access to Main Road D5: T1: T4 • Contribute to other necessary highway and road safety improvements in the area D5(viii): T1:T4 • Request bus shelters on the east and west of Main RoadT1: T4: D4:4 D5: CN1 <p>Under Other Infrastructure,</p> <ul style="list-style-type: none"> • The need for a pedestrian crossing: D5: T1: T4 • Street lighting along Main Road needs to be improved with no less than 200m between lights: NE4: T1 • After the site has produced the 48 dwellings in the plan any additional capacity must provide retail space (local shop) for residents or other community building for residents east of the village. D5: E1: E8: CN1 (reduce car dependency) • Need for provision of connection to the nearest point of adequate capacity in the sewerage and water supply network; NE6: D5 • Need to identify and contribute to infrastructure needed to make the development acceptable in planning terms. NE4: D5 <p>Under Environmental</p> <ul style="list-style-type: none"> . Provide landscaping to preserve the rural aspect along Main Road NE9: NE14: NE15 	<p>Criteria ii) of CC1 already required the provision of a footpath and cycleway link to Spring Lane. The exact nature of that link, including appropriate surfacing, will be considered as part of the design process for any relevant planning application. An amendment is proposed to the text at 14.44 and criteria ii) to make this clear and to refer to nearby protected trees, as set out in response to other representations below.</p> <p>Criteria i) of CC1 already requires the provision of safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary’</p> <p>The requirement for specific infrastructure improvements (such as bus shelters, pedestrian crossing and street lighting) arising from the development of this site – or in combination with other developments within Colden Common- will be considered as part of the planning</p>

	<p>. Retain and reinforce important trees and hedgerows within and around the edges of the site NE9: NE15</p>	<p>application and design process for the site.</p> <p>The provision of commercial, retail or social space is not generally sought in relation to housing allocations of the scale proposed at Colden Common. Should proposals to develop commercial space come forward - including retail and employment – these would be considered in accordance with the general policies of the plan as appropriate. including the Spatial Strategy (SP2), the policies in the Economy Chapter and other relevant factors including the site’s location in relation to the settlement boundary.</p> <p>Advice from Southern Water stress that the ‘right to connect’ to sewerage infrastructure is now required by OFWAT, so a criteria requiring connection is no longer required. This is discussed as part of the Southern Water comments below.</p> <p><i>Further information on drainage an sewage in the area is also provided under the response regarding Southern Water below.</i></p>
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		<p>Criteria iii) requires that planting around the site boundaries should be retained and reinforced.</p> <p>Arboricultural investigations will be undertaken as part of the contextual analysis of the site. This should consider the value of existing tree and hedgerows in or on the boundaries of the site.</p> <p>More details of the landscaping and planting in relation to the site can be considered as part of the design process for any forthcoming planning application.</p>
<p>BHLF-KSAR-N8TV-1</p>	<p>The 48 members of Colden Common WI have considered at length the proposed requirement for a further 100 homes on countryside adjoining our Village settlement and are deeply concerned that such a proposal is unsustainable and would result in a severe reduction in the well-being and standard of living of our current rural community. It would result in significant damage, and loss of environment, to the highly important surrounding countryside of our rural village.</p> <p>We believe sustainable development in our village has reached saturation point.</p> <p>Furthermore, we believe additional development would reduce the ability to fight climate change and increase the carbon footprint of our village at a time when we, and very many residents are working towards a net zero target.</p> <p>It would also greatly increase the density of housing within our rural</p>	<p>The support for CC1 is welcomed. The exact nature of the residential development of the site is not specified by the plan. The council would consider appropriate residential provision - including that for retirement living - should it be proposed by developers.</p> <p>Comments in relation to additional retail provision are considered under the response to Parish Council comments above.</p> <p>Appropriate on-site provision of open space or contribution to facilities elsewhere, including via the CIL process will be considered as part of the planning</p>

	<p>habitat.</p> <p>We therefore strongly object to any further widening of the Village settlement boundary to accommodate new housing within our Parish countryside.</p> <p>The sites put forward by the Parish Council were a last resort, considered to be the least damaging and least objectionable to the parish, should Winchester City continue with their proposal for such an unsustainable quota.</p> <p>Other than possibly 1 or 2 small garden infills, the only possible site remaining within the settlement of Colden Common (that was forced to expand its boundary into the countryside to accommodate the requirement for housing within the Local Plan part2) is the CC01 Clayfields site.</p> <p>CC01 - CLAYFIELDS.</p> <p>We support the development of the Clayfields site because:</p> <ol style="list-style-type: none"> a. It would be development of a mainly well hidden, brownfield site that would not destroy the rural view of the Main Road and could, with careful new native hedgerow planting, enhance the rural green-scape of the site boundaries. b. It sits within the current settlement and would therefore not impact on the surrounding countryside. c. The site offers excellent, safe access to existing amenities. d. Development would be acceptable within the adopted Village Design Statement. <p>With strong and considered planning the site should offer:</p> <ol style="list-style-type: none"> 1. A well-designed privately owned retirement complex of apartments and low terraced homes with small, secure garden space much 	<p>application process. This will take account of the latest position of open space provision in Colden Common and any shortfalls identified – including allotment provision.</p> <p>The Council cannot insist on the retention of the pharmacy. WCC is continuing to liaise with local health provider in respect of facilities in the area as outlined in response to representations by the ICB provided above.</p> <p>Criteria i) requires safe access from Main Road along with any wider traffic management and mitigation measures that are necessary. This could include a pedestrian crossing if justified.</p> <p>CC1 Criteria v considers surface water and sewage drainage in relation to this site and amendments are proposed to Criteria v as detailed in the proposed responses to Southern Water and the Environment Agency.</p> <p><i>Further information on drainage and sewage in the area is also provided under the response regarding Southern Water below.</i></p>
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	<p>needed for the parish and totally missing in the past 50+ years of village development. Such development would release good-sized local family homes currently under-occupied and much-needed by growing families stuck in small starter-homes who want to stay within the village.</p> <p>2. Additional local amenities such as: A bigger and better food store; Extra allotments; An improved doctors surgery/pharmacy.</p> <p>3. Provide a safe, well-lit pedestrian crossing on Main Road.</p> <p>4. Provide necessary upgrades to the surface water and sewage drainage of Main Road and Spring Lane.</p>	<p><i>The reasons given as part of the representation by the WI that object in principle to further development at Colden Common that expands the settlement are repeated for sites CC2, CC3 and CC4 and are considered under representations made on CC2.</i></p> <p>Recommended Response: No Change</p>
ANON-KSAR-N83C-D	<p>We are unclear whether this site is likely to come forward at the front end of the plan period, noting it is an allocation in the extant Local Plan. We make this point simply to emphasise our objection to PDL being used as a basis to delay the release of housing sites in the Rural Settlements till beyond 2030.</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply H2.</p> <p>The owner of this site confirmed that it is available for development and this has been further confirmed by the Site Delivery Form in 2023.</p> <p>Recommended Response: No Change</p>
BHLF-KSAR-N8T4-Y	<p>I have read the plans and been to the community centre display. I thought that I would have a chance to comment on the survey that I completed but couldn't find where I might comment, hence this email. We live in Oak House, 20 Hazel Close so the Clay field development would be adjacent to our garden. Ten years ago we had work done due to cracking issues with our house. The council sent experts and we also had Professor Druket from London University come to assess a very large oak tree that overhangs our garden. It is within the boundary of the suggested site. The outcome was that the oak tree was contributing to the issues (the roots were found right up to</p>	<p>Comments noted.</p> <p>The Policy makes reference to the presence of protected trees in the area around the path. It is accepted that 14.44 could be clearer and an amendment is recommended to strengthen/clarify this issue.</p> <p>Recommended Response: Amend 14.44 as follows –</p>

	<p>our front door. However it was decided that it could not be removed as it would cause heave which would further damage our house. We had the trees surrounding our garden pared back a bit but no trees can be removed. You should have documentation pertaining to this.</p> <p>Is the developer of the site aware that they will not be allowed to remove this very substantial (3 trunks, 600 years old) tree on their plot. There is also a tree order on the tree. The council also said that it had amenity value to the road and would not be removed on that basis even had heave not been an issue. Our house is the one backing onto the mobile home site with the footpath running alongside our garden.</p>	<p>Would benefit from improvement alongside the site which should be improved whilst having due regard to adjacent due to the position of protected trees.</p>
<p>BHLF-KSAR-N8ZX-9, BHLF-KSAR-N862-Y, BHLF-KSAR-N8RV-Y</p>	<p>SITE CCO1 The mainly Brownfield site of ‘Clayfields’ To maximise the excellent potential of the Clayfields site within the current settlement requires WCC to consider the current and future needs of our rural parish and for city planners, landowner and developer to ‘think outside the maximum-profit box’ for the betterment of the community it is part of. With good planning it could (and should) provide:</p> <p>a) Protection of all on-site established native hedgerows and trees. NE9: NE14</p> <p>b) Improvements and enhancement of roadside hedgerows to screen all development. NE9: NE14</p> <p>c) Safe vehicular access to the Main B3354 Road and Spring Lane. D5(g)</p> <p>d) Safe pedestrian / cycle access to Main Road, Hazel Close and Spring Lane. D5(g)</p> <p>e) Major improvements to the road surface, pavements, and drainage of Spring Lane.</p> <p>f) Improvements to the current Main Road pedestrian crossing from Glen Park and Kingsgate.</p>	<p>The points raised under a) -j) are similar to those raised by the Parish Council and Women’s Institute. These have been addressed above.</p> <p>The additional points are addressed below:</p> <p><u>Flooding and Drainage -</u> Policy NE6 of the Plan considers mitigation for flooding in certain areas.</p> <p>The EA has been consulted on this site and their advice in relation to prevention of flooding, as well as in respect of groundwater protection is considered above.</p>

	<p>g) Provide a bigger and better new local Food store that would result in less essential travel. D5(j): E1: E8(i)</p> <p>h) Retention of the onsite pharmacy with possibility of a Village Doctors surgery. D5(j): E1: E8(i)</p> <p>i) Allotments on the small green meadow to safeguard this established green space and enable residents with tiny 21c gardens to grow their own fresh fruit and vegetables that are less carbon guzzling than much-travelled, mass produced goods.</p> <p>j) A complex of privately owned retirement apartments and terrace chalets for 'locals', missing from all village development in the past 50 years, to allow release of established larger village homes onto the market for growing families looking to upgrade from their tiny 21c village starter homes.</p> <p>Additional points to above made by BHLF-KSAR-N8RV-Y under 'did not answer'</p> <p>3. Geography. The settlement of Colden Common is built on a relatively narrow wedge of deep clay sloping steeply down from the chalk hills of the SDNP to the gravel beds of the Itchen Valley.</p> <p>a) Rainwater naturally runs off rather than being absorbed into the surrounding soil.</p> <p>b) Sudden storms caused by climate change already exacerbate the problem – the result is drains overflowing creating localised flooding and greater pollution into wildlife ponds, streams and the river Itchen – destroying wildlife habitat.</p> <p>c) Further development, along with the predicted increased climate change (1.5° min) would significantly increase the problem.</p> <p>4. The 2019 Updated Colden Common Village Design Statement Adopted by both the Parish Council and WCC, the plan clearly states</p>	<p>Southern Water, as the provider of water supplies and drainage provision in the locality has also been consulted on the allocation. Their advice in these respects is considered in relation to their Reg 18 representation below and includes acknowledgement of current issues relating to sewage drainage in the local area.</p> <p><u>Village Design Statement (VDS)</u></p> <p>The VDS cannot dictate whether development can take place in principle. The purpose of the VDS is to set out important aspects of the local character and environment that should be taken into account in the design of developments.</p>
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	what places must be protected from future development and why. It also shows where future development within the current settlement may be sustainable and the need for retirement homes.	
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Comments which object to Policy CC1 – Clayfield Park		
Respondent number	Comment	Officer comment
ANON-KSAR-NK2C-Y Southern Water Link here	<p>This site is within Southern Water's statutory water and wastewater service area. We note that there is a policy requirement for 'connection to the nearest point of adequate capacity in the sewerage network'. Since OFWAT's new approach to water and wastewater connections charging was implemented from 1 April 2018, we have adjusted our approach in line with the new requirements, therefore the wording of this requirement is no longer effective. Moreover, our assessment of this site reveals that there is presently adequate capacity within the wastewater network for this development, therefore this policy criterion may be deleted.</p> <p>Our assessment also revealed that site lies within groundwater Source Protection Zone (SPZ) 1. Developers will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.</p> <p>Proposed amendment</p>	<p>Various respondents have raised concerns regarding flooding and the overwhelming of local drainage systems at certain times. This is part of the existing situation and not directly related to any new development proposed.</p> <p>However, Southern Water are aware of the issue and are undertaking work to improve the sewage situation in the vicinity around Brambridge and Kiin Lane. They have confirmed their current work in relation to this and provided further details of specific actions, in a letter dated 18th July 2024 which is attached as Appendix 1 of the Council's Infrastructure Delivery Plan (IDP) prepared as part of the Reg 19 Plan.</p>

	<p>Accordingly, we propose the following amendments to Policy CC1:</p> <p>Delete 'Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.'</p> <p>Add 'Ensure that the groundwater Source Protection Zone is protected'</p>	<p>The concerns regarding the groundwater source protection zone are noted and it is recommended that the wording proposed by Southern Water be added to criteria v of the policy as already set out above as part of the recommendations in respect of comments by the Environment Agency.</p> <p>The comments regarding connection to sewerage network are noted and it is agreed that the existing requirement should be deleted from the policy.</p> <p>Recommended response: Amend Policy CC1 as follows: V Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</p>
<p>ANON- KSAR- NKQH-3</p>	<p>Housing on the site is inconsistent with Strategic Policy CN1. It is impracticable to commute to work by public transport. Development of the site will increase car travel and particularly carbon emissions from the queue at the Twyford tailback. A better use would be for a care or nursing home because car travel by staff and visitors is more likely to be off peak.</p>	<p>The Settlement Hierarchy Review 2022 considered the level of services and facilities within settlements, including public transport provision. The review concluded that Colden Common is a relatively sustainable location with a level of services and facilities generally appropriate for its place within the hierarchy. The Integrated Impact Assessment (IIA) assesses the cumulative impact of development.</p>

		<p>The Regulation 19 Local Plan is accompanied by a Strategic Transport Assessment that considers cumulative impacts.</p> <p>HCC is undertaking a district-wide Local Cycling and Walking Infrastructure Plan (LCWIP) which will consider the potential for improved walking and cycling links. The current proposed transport schemes in vicinity of Colden Common include a LCWIP corridor to Winchester and pedestrian Improvements.</p> <p>Recommended response: No Change</p>
<p>ANON-KSAR-NK1D-Y</p>	<p>Colden Common is already significantly under-served by retail services and employment. This allocation should not be made without provision for and encouragement of commercial space.</p>	<p>The Settlement Hierarchy Review 2022 considered the level of services and facilities within settlements, including retail and employment. The review concluded that Colden Common is a relatively sustainable location, potentially suitable for additional housing provision.</p> <p>The plan should be read as a whole and should proposals to develop commercial space come forward - including retail and employment – these would be considered in accordance with the general policies of the plan, including the Spatial Strategy (SP2), the policies in the Economy Chapter and other relevant factors</p>

		<p>including the site's location in relation to the settlement boundary.</p> <p>Recommended response: No Change</p>
<p><u>ANON-KSAR-NK4E-3</u></p>	<p>I personally object to the policy unless what is provided below is acted upon.</p> <p>The following information is to strengthen some parts of the submission by the Parish Council based on in-depth interviews performed with a representative sample of parishioners. The process used the "Grounded Theory" research approach to deduce the Village Strategy & Action Plan and is evidenced based.</p> <p>Under Access: Add that ROW12 must be widened and tarmacked to provide suitable pedestrian access Policy D1, D5:NE4 T1: T3:T4 WHY: Village Strategy Goal 1 is associated with Independent Living Accessibility is an issue with parishioners with mobility issues (and some disabled children) who use mobility scooters.</p> <p>Provide a Safe vehicle, pedestrian & cycle access to main Road D5: T1 : T4 Contribute to other necessary highway and road safety improvements in the area D5 (viii) T1: T4 WHY: Village Strategy Goal 2: Make our village Safer 62.5% interviewees raised Traffic Concerns ranging from safety, speeding, quantity, and lack of cycle lanes.</p> <p>Under Other Infrastructure</p>	<p>Most of the issues raised here are similar to points raised by the Parish Council and a response has been provided to those above.</p> <p>The specific measures sought by the representation will be considered as part of the detailed design of any scheme as proposals develop. Liaison is continuing with HCC regarding the details of allocations in Colden Common and any necessary highway mitigation measures. Criteria i) of CC1 covers this point.</p> <p>The council is aware of the potential issues relating to nutrient pollution in the area. Policy NE16 requires that suitable mitigation measures be undertaken if required.</p> <p>The provision of retail/social/ space is considered under the response to the Parish Council above.</p> <p>Policy T3 sets out requirements in relation to electric charging points. Their</p>

	<p>The need for pedestrian crossing D5: T1: T4 Street lighting along Main Road needs to be improved with no less than 200m between lights NE4 T1 WHY See 62.5% comment above.</p> <p>Needs to be added:- The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible (Policy NE6); WHY Now that Climate Change is producing more extreme weather events, Kiln Lane regularly has overflow situations that directly empty into the River Itchen. This needs to be addressed.</p> <p>Rob Veck Words: Provision of any retail space or additional space that becomes available to provide for a food shop or social facility (such as a cafe / coffee shop) at the east of the village. D5 E1 E8 CN1 (reduce car dependency) WHY (1) Colden Common Coop has 175sqm of sales space (without the post office). The population has grown significantly placing stress on the current facility. Wheel chair access is problematical due to the small corridors (needed to maximise shelf space). There is a significant need for more space for food shopping (given the population will increase by 12.2%) and encourage parishioners not to use their car but use the local food shop instead.</p>	<p>specific location and provision will be considered as part of the design process.</p> <p>Recommended Response: No Change</p>
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	<p>(2) 60% of interviewees wanted a Cafe / Coffee shop. Such a facility would improve Village Community Cohesion to mitigate the 12.2% population increase. Concern was raised that as the village becomes larger, the sense of identity is diminished i.e. you become more anonymous in a larger group of people.</p> <p>Charging point may need to be placed elsewhere in the village if there is on road parking. 50% of respondents indicated the need for more charging points and 27.5% wanted charging points at the Community Centre Car Park.</p>	
<p><u>ANON- KSAR-NKJV- A</u></p>	<p>Clayfield Park is an existing local plan allocation which has not been delivered. It is noted that there is a recent consent for commercial development on a small part of site, which is understood to be occupied by Winchester Caravans. Given the nature of the existing use and the size of the site, it is questioned whether there is potential for a suitable alternative site for the existing business to relocate to, to allow for redevelopment of the site.</p> <p>The Integrated Impact Assessment (published October 2022) identifies significant negative scores in relation to sustainable economic growth (IIA8), biodiversity and geodiversity (IIA9), natural resources (IIA12) and water resources (IIA13) with minor negative effects likely in relation to climate change mitigation (IIA1), transport and air quality (IIA2) and access to services, facilities and jobs (IIA7). This site scores less favourably than Land at Mill Lane, Wickham.</p>	<p>The owner of this site confirmed that it is available for development and this has been further confirmed by the Site Delivery Form in 2023.</p> <p>The Integrated Impact Assessment (IIA) score is only of several factors taken into account when allocating sites. The fact that this site is a brownfield site within the existing settlement boundary weighs towards it being suitable for allocation, as part of the overall housing proposal for Colden Common.</p> <p>The quantum of housing that it is expected that this site will deliver has been reduced from 53 in the current Local Plan Part 2, to 48 in this Local Plan, to take account of the recent permission on part of the site.</p>

		Recommended Response: No Change
ANON-KSAR-N85K-Q	<p>6.48 In terms of allocations proposed at Colden Common, Croudace are particularly concerned that ‘Clayfield Park’ (as identified at Draft Policy CC1) is a ‘recycled’ allocation, which is carried forward having failed to be delivered in previous or current Plan-period. Whilst it is identified for the delivery of 48 dwellings within the early part of the new Plan-period, WCC has provided no evidence to explain why delivery is now more likely to occur.</p> <p>6.49 Site CC1 is indeed subject to several constraints. The land remains partly in commercial use, being occupied by a caravan sales company, and it is not clear when the site may be available for redevelopment. Moreover, the site is former brickworks and is therefore likely to be contaminated, with the extent of required remediation being uncertain. It is not clear then that this site can be regarded as available and capable of delivery.</p>	<p>The owner of this site confirmed that it is available for development and this has been further confirmed by the Site Delivery Form in 2023.</p> <p>The strategy of the plan as set out in H2 Housing Phasing and Supply, prioritises the development of brownfield sites and existing carried over allocations over the development of new greenfield sites.</p> <p>The site description in the Local Plan includes details relating to contamination and necessary remedial action. These will be considered under the relevant pollution policies of the Local Plan (D8 and D9).</p> <p>Recommended Response: No Change</p>
ANON-KSAR-NK4F-4	<p>This area should not be developed for housing.</p> <p>Colden common has 1 village shop which has a total of 200m squared in floor area which means it is already struggling to meet daily demand of its 4306 residents (2021 census). Parking facilities around the village shop and community centre is extremely limited and will not cope with any increased demand.</p> <p>Public transport links are limited with the local bus service reduced from hourly to every two hours.</p>	<p>The issues raised here in relation to facilities and infrastructure are similar to points raised by the Parish Council and a response has been provided to those above.</p> <p>The Settlement Hierarchy Review 2022 concluded that Colden Common is a relatively sustainable location which should receive an appropriate housing</p>

	<p>Since the Sandy fields development of new houses off main road there has been a high number of burst water mains as the infrastructure is struggling to deal with increased demand. Further demand will add more pressure which the infrastructure is simply not built to cope with.</p> <p>Colden Common targets of 90 new homes is not comparable to other areas eg Bishops Waltham facilities, infrastructure and transport links is far greater yet only has a target of 100! The density of 6.23 people per hectare for Colden Common compared to 3.51 for Bishops Waltham shows this is an area that has already been developed to capacity and other areas with better facilities need to be meeting the housing department targets to bring them more into an equitable line.</p> <p>This policy has not been communicated properly with the local residents. The information has only been sent by email to those signed up to local council updates. The majority of residents living in Colden Common, in particular Avondale Park, are unaware of the proposed policy developments and have therefore been unable to have their say. Most residents living on Avondale Park are of a more senior age and do not use email and computer technology. Information should have been posted through everyone's door relating to this policy proposal especially considering the fact that these developments if approved will be taking place literally on their doorstep.</p> <p>Avondale Park is for residents over 18 years old and residents have moved here for a quieter lifestyle. Having homes situated so close to the Park would make a mockery of this. Any new housing built close to the border of Avondale Park would have a direct view into</p>	<p>target. The Integrated Impact Assessment (IIA) concludes that this is possible without significant adverse effects.</p> <p>Bishops Waltham has been allocated a development provision higher than that of Colden Common as set out in Policy H3 of the plan, reflecting its position within the settlement hierarchy.</p> <p>The provision of housing development over the plan period for Bishops Waltham and Colden Common is 765 and 304 respectively. The draft targets referred to by the respondent - which subsequently resulted in allocation of additional new site allocations totalling 100 dwellings in Bishops Waltham and 138 in Colden Common - are a result of taking account of the contribution of a number of sources of supply to meet the provision. Analysis of the sources of supply capacities are set out in the development tables for Bishops Waltham (page 391) and Colden Common (page 419).</p> <p>The City Council carried out an extensive consultation exercise on the proposed new plan. In addition to the use of social media and email, the Reg 18 consultation</p>
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	<p>Avondale Park gardens and homes. The only way to retain privacy would be not to build around the boundary areas or to only build bungalows.</p> <p>No information was given regarding length of time it would take to carry out these developments or how residents with sensitive hearing disabilities (I personally have Anold Chiari brain malformation and experience pain with loud noise) could cope during this time.</p>	<p>was extensively promoted on the front page of the City Council’s website, there were various articles in local newspapers, including the Hampshire Chronicle and a series of adverts and interviews on local radio. The City Council also encouraged local Parish Councils to publicise the consultation through their local newsletters and parish noticeboards. A well-attended engagement event was held at Colden Common Parish Hall as part of the Reg 18 consultation. Additionally, with particular regard to the Clayfields site, the site was already allocated in the current local plan, so its likely future development has been in the public domain for a number of years.</p> <p>When proposals are put forward for development at pre-application and formal application stage, the developer will be expected to carry out a public consultation exercise. When a planning application is received, nearby properties will be notified directly and a site notice displayed.</p> <p>Issues regarding the specific design of the proposals, including the relationship with adjoining properties and appropriate distancing and screening, will be</p>
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		<p>considered as part of the design process for any planning application relating to the site.</p> <p>Any planning permission will be subject to a construction management plan which will consider hours of construction and noise and conditions relating to this.</p> <p>Recommended Response: No Change</p>
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	Recommendations	Officer response
Comments from SA	None	
Comments from HRA	None	

Amendments to text to Policy CC1:

14.43 –

Make new paragraph following ‘*existing commercial uses*’ and insert the following before ‘*Ground conditions..*’-

The site is on a secondary aquifer and within a source protection zone and it is important that the groundwater quality is protected.–

Add the following to the end of this new paragraph, after ‘*prior to redevelopment*’. –

Flooding issues have been identified to the northwest of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the Spring Lane area.

Amend 14.44 as follows –

~~Would benefit from improvement alongside the site~~ **which should be improved whilst having due regard to adjacent** ~~due to the position of protected trees.~~

Amendments to CC1

Land at Clayfield Park and adjoining Avondale Park, Main Road, as shown on the Policies Map, is allocated for the development of about 48 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

- i. Provide safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary;
- ii. Provide a **suitable** footpath and cycleway links through the site from Main Road to Spring Lane.

Environmental

- iii. Retain and reinforce planting around the site boundaries;
- iv. Provide on-site open space (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

- v. ~~Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.~~ **Provide surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected.**
- vi. Contribute to infrastructure needed to make the development acceptable in planning terms.

CC2c: Clayfield Park

Proposed use: Residential use



IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Significant negative (--)
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	Significant negative (--)
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 positive (++); 1b: Major positive (++); 1c: Major negative (--); 1d: Major negative (--); 1e: Major negative (--); 1f: Major negative (--); 1g: Major positive (++); 1h: Major positive (++); 1i: Minor negative (-)

Justification: The site is within 400m of an NHS GP surgery. It is within 400m 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 61-80% 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: Minor positive (+)

Score by criteria: 4a: Negligible (0); 4b: Negligible (0); 4c: Negligible (0); 4d: Negligible (0); 4e: Major positive (++); 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 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. 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: 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: Significant negative (--)

Score by criteria: 12a: Major negative (--); 12b: Minor negative (-); 12c: Negligible (0)

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. 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: Significant negative (--)

Justification: The site falls within a Source Protection Zone 1.

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.