

Consultation comments on Policy WK1 – Winchester Road Housing and Open Space allocation

- Support - 4
- Neither support of object - 5
- Object - 4

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 WK1 – Winchester Road Housing and Open Space allocation		
Respondent number	Comment	Officer comment
ANON-KSAR-NKYQ-M	Road infrastructure is very poor around these lanes. Public transport around Wickham is very poor. Cars are a prerequisite for living here.	Noted. The Policy seeks appropriate pedestrian and cycle links to Wickham centre, though it is recognised that many journeys will be by private car.
BHLF-KSAR-N8Z7-8 South Downs National Park Authority	(3) The Delivery of New Homes The SDNPA is in the process of starting its Local Plan Review (LPR). An evidence study of development need has been commissioned. In addition, a call-for-sites for development, biodiversity net gain (BNG), nutrient offsetting and renewables was carried out in Summer 2022. Reference is made in the Draft Winchester District Local Plan to the delivery of 500 homes within the SDNP area of Winchester District between 2019 and 2039. This is a provisional figure that will need to be subject to much further evidence. We will continue to work proactively with WCC towards achieving a robust joint position, which does not pre-empt or prejudice the South Downs LPR.	It is important that the Local Plan is read as whole and in this respect, it is not considered necessary to refer each specific policy to NE8. Recommended response: No change.

	<p>Furthermore, we are mindful that Michael Gove (Secretary of State for Levelling Up, Housing & Communities [LUHC]) recently provided a statement on the planning system in the House of Commons on 06 December 2022. The Statement referred to an upcoming National Planning Policy Framework (NPPF) prospectus in which housing numbers should “be an advisory starting point, a guide that is not mandatory”. Indeed, Mr Gove explained that it will be up to Local Authorities – by working with their communities – to determine how many homes can actually be built and that this will need to take into account what should be protected; i.e., Green Belt, National Parks (emphasis added), the character of the area, or heritage assets etc. The Statement also alluded to alterations to the need to demonstrate a rolling 5-year land supply depending on the stage of plan preparation and adoption.</p> <p>The SDNPA acknowledge the findings of the latest Winchester GTAA (2022) which concludes there is no unmet need for gypsy and traveller households in the Winchester Area of the SDNP, and a need for 8 Travelling Showpeople households in the Winchester Area of the SDNP. We would recommend that Tables H3 and H4 are updated to make it clear that the need and delivery for traveller pitches and plots shown are in relation to the parts of Winchester District outside of the SDNP only.</p> <p>Moving forward, we will look to work positively with WCC towards achieving a robust joint position on housing figures (along with other cross boundary issues) through a new Statement of Common Ground (SoCG). The above will need to take into account any potential forthcoming amendments to the NPPF, and the recent announcement regarding advisory, rather than mandatory, housing figures.</p> <p>In terms of the proposed allocations, the following allocations will need to be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed development sites</p>	
--	--	--

	and/or neighbourhood plan (NP) designated areas will be within the setting of the SDNP. As such, any development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP. The above relates to the following: Policies BW3 (Tollgate Sawmill), CC2 (Colden Common Farm), CC3 (Land at Main Road), D1 (Denmead NP Designated Area), KW2 (Land adjoining the Cart & Horses PH), NA3 (New Alresford NP Designated Area), OT01 (Land east of Main Road), W5 (Bushfield Camp), W6 (Winnall), W10 (Former Riverside Leisure Centre), WK1 (Winchester Road and Mill Lane), and WK2 (The Glebe).	
BHLF-KSAR-N8BE-X Environment Agency Link here	See SP for colours Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located outside of FZ 2&3 Orange text: Action to be taken Red text: Concern over deliverability without further work/information 34. Wickham 125 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. • FZ 2 & 3 • mains sewer only to East of site • Secondary A Aquifer Water Quality The protection of the groundwater will need to be considered as part of this site - specific policy.	Comments noted. Development of the site is underway but it is considered appropriate to guide any remaining phases. Proposed Change: Insert new criterion ix to policy WK1 – ix. Measures as necessary to protect groundwater.
BHLF-KSAR-N86Z-7	GP Surgeries Wickham Wickham Surgery (Main and Branch)	Officers have held a number of meetings with the ICB to understand further this

	<p>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.</p> <p>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.</p> <p>Bishops Waltham and Wickham surgery are both 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.</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 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>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>
--	--	--

Comments which object to Policy WK1 – Winchester Road Housing and Open Space allocation

Respondent number	Comment	Officer comment
ANON-KSAR-NKHA-K	<p>P 468 Clause 14.82</p> <p>1. This clause deals with the provision of 125 houses on two sites on the Winchester Road (A334) in Wickham and an associated sports field provision in Mill Lane.</p> <p>2. The dwellings are already under construction, and it is already apparent that the increase in traffic resulting from residents turning on to the A334 will be problematic. The road is already very busy and coping with more traffic will exacerbate the problem. As we will see later, the need for a traffic plan for the village is long overdue and critical to safety and free flow. The description of Wickham in clause 14.80 p 466 "...it has retained its ancient character as a peaceful and compact village in an attractive rural setting. It is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the River Meon" is increasingly threatened by poor traffic infrastructure. The village is served by rural country lanes in the fork between the A32 and A334. It cannot retain its character as intended without either, significant upgrades or rerouting traffic away from the village.</p> <p>3. There is controversy in the village about the nature of recreation/sports provision in Mill Lane. Residents have not approved (by a significant majority - 81% against) the masterplan proposed by the Parish Council. The Local Plan needs to be revised to state that facilities that are genuinely needed by residents are located on the site and which will not exacerbate the traffic issues that afflict Mill Lane and the feeder roads into it. Of particular concern is the proposal to add a third adult football pitch</p>	<p>It is recognised that much of the development envisaged by the policy has taken place. But the Plan retains allocation policies for sites which have commenced where there may be a chance (though not necessarily the expectation) that the site will be subject to future planning applications to deliver any remaining elements.</p> <p>Comment about the nature, layout and impacts of the proposed open space and sports provision are noted but on balance it is considered that the delivery of this element remains appropriate and of benefit to provision in the settlement, and the policy provides an appropriate basis for assessing any planning applications for any remaining elements and mitigating impacts such as traffic and flooding.</p>

	<p>in the village when the local adult club has only two teams. If an adult football pitch is located at Mill Lane the other two pitches, one of which is already not used at all, will be completely redundant.</p> <p>4. It has also been proposed that the adult football pitch at Mill Lane will be a 3G football turf pitch. This should not be allowed because the Winchester Playing Pitch Strategy states (Table 1.2, p15) that there will in the future be no shortage of such pitches in the local area, that a rural settlement is not appropriate for such a pitch (the strategy states that they should be located in urban settings, p24) and access to the lane is inadequate both in itself and from the feeder roads/lanes leading to it to meet the criteria for such facilities (The Football Foundation in the Winchester Local Football Facilities Strategy states that such facilities must have good access and sufficient users to make it viable: the Mill Lane site has neither).</p> <p>5. It is essential the Local Plan is amended to reflect these issues. It may be that the content of the Plan regarding them has been led by input from the Parish Council, but, as demonstrated above, the Parish Council does not have the support of residents for the plans they have put forward.</p> <p>P 468 Clause 14.83</p> <p>1. The text states: "It may be appropriate for the required allotment provision to be on land adjoining the allocated site". Allotments have not been included in the plans for this development. The sports and recreation site in Mill Lane could accommodate such facilities to some extent but have not so far been included.</p> <p>Policy WK1 P 469 Policy WK1</p> <p>1. This statement is already out of date. The development is</p>	
--	--	--

	<p>almost completed so comments such as “Planning permission will be granted....” are redundant.</p> <p>2. The statement needs to be amended to reflect the concerns outlined above and to reflect that much of what the text states as “in the future” is already historical</p> <p>3. Reference is made to measures that need to be taken to ensure risk of flooding is not increased as result of this development: residents will watch this closely as there have been complaints to the developer of a number of issues arising adjacent to the site. The text ought to reflect that flooding risk is a major concern for residents and the developer must ensure that flood prevention adjacent to the site and lower in the village is not exacerbated.</p> <p>P 472 Clause 14.85</p> <p>1. The text includes: “...with a contribution to the improvement of Wickham’s sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground).” If this is going to happen there has been absolutely no discussion of it in Parish Council meetings (Full Council or Committees). WRA would be very supportive of such a commitment and would like to see it implemented.</p> <p>P 472 Clause 14.86</p> <p>1. The text states: “...in order also to enable safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Road. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.” The development, as already pointed out is nearly complete: there is no safe crossing for pedestrians on School Road and there have been no improvements to the A32/Southwick</p>	
--	--	--

	<p>Road junction.</p> <p>2. Both of the failings outlined above are seriously detrimental to road safety for pedestrians and vehicles. If the local plan as written contains these elements, then there should be forthcoming explanations as to why they have not been put in place. Local residents will be both amazed and annoyed that the Plan still includes these vitally important provisions whilst they know full well that their needs and requirements, well enunciated in the text, simply have not been delivered.</p> <p>3. These failings are carried though into Policy WK2 (pages 473 and 474). Additionally, they emphasise the dire need for a traffic and transport plan to be put in place for the whole settlement. That is what this plan should be about, not retrospective views of work already done and requirements that should be fulfilled but have not been.</p>	
ANON-KSAR-N8UW-3	<p>Amended! The policy should be put in a shredder. There is absolutely no requirement for yet more development and destruction of our surroundings. There has been too much already.</p> <p>The policy states how our village is medieval in historic value, surrounded by beautiful, natural wild countryside. It is well known that developers, policy makers and councillors supporting this lack basic levels of intelligent thought.... Therefore if you build un-needed houses on land surrounding a picturesque village... then you are destroying what is picturesque about it in the first place.</p> <p>This development policy serves no purpose other than to line pockets of those involved in bureaucracy, procedure and policy making.</p> <p>There are no homeless people in Wickham... therefore no houses</p>	<p>Comments are noted but development of this site is substantially underway and therefore there is no opportunity for amendments to this policy to accommodate the views expressed. No change.</p>

	<p>are required. Local people already have a home to live in so the housing developments are of no benefit to anyone living in the village.</p> <p>We do not need an increase in people in a village that by it's very essence will cease to be a village with more and more housing and land being destroyed to accommodate.</p> <p>It is obvious those who "can't do" Create policies to remain employed at the expense of common sense and need. We need our village to remain as it is. There has been enough recent development to quench the pockets of those who push for it.</p> <p>Would it not be better to use wasteland and other unused spaces in the cities to accommodate flats/houses. Assuming there is a need which is dubious in itself.</p> <p>The people who would move in to new build houses are invariably from cities and want what they are accustomed to. Therefore please be honest and provide a statement to reflect when the next proposal for a shopping centre and multiplex cinema will be built around our village to accommodate these people.</p> <p>Further more we have a very good village school that accommodates LOCAL children and families very well. The class sizes are just right and the standards are superb. This can't be sustained with more houses!!!</p> <p>Our country lanes cannot cope with more traffic! What next destroy more land for more roads!!</p> <p>Sewage, electric, internet and so will all be required for a</p>	
--	--	--

	<p>development! More digging up of OUR lanes and land. For what? Not local people! We are here already.</p> <p>Please consider building a house in your own gardens and giving up your luxurious space first as it is highly likely the people involved in this proposal have larger than average homes. Dont expect rural folk to give up our way of life to accommodate your income!</p> <p>Those involved in Process cannot comprehend the impact they have on the real world and peoples lives.</p> <p>Perhaps make better use of your time making policies for how to save our county and countryside from further destruction. It is likely the Policy makers are not local either.</p> <p>Please leave rural Hampshire alone and focus your efforts on the cities. Perhaps you should build houses instead of shopping outlets on city wasteland. Would that not be a solution! Only greed would suggest otherwise!</p>	
<p>ANON-KSAR-NK2C-Y Southern Water Link here</p>	<p>This site is within Southern Water's statutory 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. However the need remains for recognition that there is limited capacity on this site at the "practical point of connection", as defined in the New Connections Services. Our assessment has shown that a connection to the sewer network at this site's 'practical point of connection' could lead to an increased risk of</p>	<p>Development of this allocation is significantly progressed. Nonetheless it is considered appropriate to include the proposed changes in the event that remaining development is the subject of a further planning applications.</p> <p>Proposed Response:</p> <p>Revise criterion ix of policy WK1 as follows-</p>

	<p>flooding unless network reinforcement is undertaken in advance of occupation. This reinforcement will be provided through the New Infrastructure charge and Southern Water will need to 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 that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of wastewater infrastructure, in order to prevent the increased risk of flooding. Southern Water has limited powers to prevent connections to the water and sewerage networks, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.</p> <p>Proposed amendment</p> <p>Accordingly, we propose the following amendments for Policy WK1:</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; 'Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.'</p>	<p>ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider; <u>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</u></p>
ANON-KSAR-N856-2	I have minimal objections with the Winchester Rd housing except that it has caused flooding in the village since the development	It is recognised that much of the development envisaged by the policy has

	<p>started, and the drainage problems need to be satisfactorily resolved before completion.</p> <p>Regarding the Mill Lane open space allocation, the proposal by the Parish Council for floodlit 3G football pitches to be developed there is counter to very many aspects of the local plan which I have outlined in the various sections:-</p> <p>Very expensive facility which could only be financially viable from use by outside clubs & spectators creating large amounts of traffic (cars & coaches) at evenings and weekends along the narrow rural access roads.</p> <p>The historic buildings along Bridge Street and Wickham Square (Conservation Area) could be damaged by increased volume of traffic accessing the site as well as increasing danger to pedestrians & cyclists in these busy areas. This village is describe in the Local Plan as, 'Despite gradual expansion during the 20th Century to meet local housing needs, it has retained its ancient character as a peaceful and compact village in an attractive rural setting'.</p> <p>Light & noise pollution from the facility at evenings & weekends right on the edge of the South Downs national park and adjacent to the Meon Valley Trail.</p> <p>No contribution to Climate Crisis agenda of reduction of car use and carbon reduction - many more car journeys from surrounding towns & cities would be created. This would contribute to an increase in unnecessary travel contrary to sustainable travel goals and efforts to reduce carbon emissions, as there are many other 3G pitches in larger urban areas.</p> <p>No sound business plan or marketing evidence published to date to justify.</p> <p>No support from local residents. In a survey in 2021, 600+ residents objected to the 3G pitch plan (Wickhan Residents</p>	<p>taken place. But the Plan retains allocation policies for sites which have commenced where there may be a chance (though not necessarily the expectation) that the site will be subject to future planning applications to deliver any remaining elements.</p> <p>Comment about the nature, layout and impacts of the proposed open space and sports provision are noted but on balance it is considered that the delivery of this element remains appropriate and of benefit to provision in the settlement, and the policy provides an appropriate basis for assessing any planning applications for any remaining elements and mitigating impacts such as traffic and flooding.</p>
--	--	---

	<p>Association survey).</p> <p>Harmful to tranquility and biodiversity of this rural area beyond the settlement boundary.</p> <p>Parking is already a very big issue in Wickham Square and, although parking is planned on the site, on big match days, pressure would occur on adjacent areas of the Square and Station car park.</p> <p>The impact resulting from the volume and type of traffic (cars, coaches and minibuses) generated by the development causing the ability of rural roads to be unable to accommodate increased levels of traffic without alterations that would harm their rural character.</p> <p>No representative traffic survey of volumes likely on match days.</p> <p>Mill Lane is very narrow (2 cars can pass only with great caution) and a spectator stadium for 1000 was originally planned.</p> <p>Football only - not appealing to wider fitness and sporting interests locally - tennis, running, netball and basketball, outdoor fitness equipment etc. for men, boys, women & girls.</p>	
--	--	--

	Recommendations	Officer response
Comments from SA	None	None
Comments from HRA	None	None

Amendments to policy WK1

Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan for the phased development of about 125 dwellings and public sports provision. 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. Two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. 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. A phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- iii. Provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements and junction improvements, particularly to the Winchester Road/Titchfield Lane junction, in a location and form that minimises any harmful impact on the important group of trees alongside Winchester Road in this area;
- iv. Provide safe vehicular, pedestrian and cycle access to the sports site in Mill Lane, with any access to the Meon Valley Trail being sensitive to its location in the National Park, including parking provision commensurate with the proposed use;
- v. Provide pedestrian/cycle access within the site and improve off-site links to community facilities and the village centre along Winchester Road and via The Circle and Dairy Moor.

Environmental

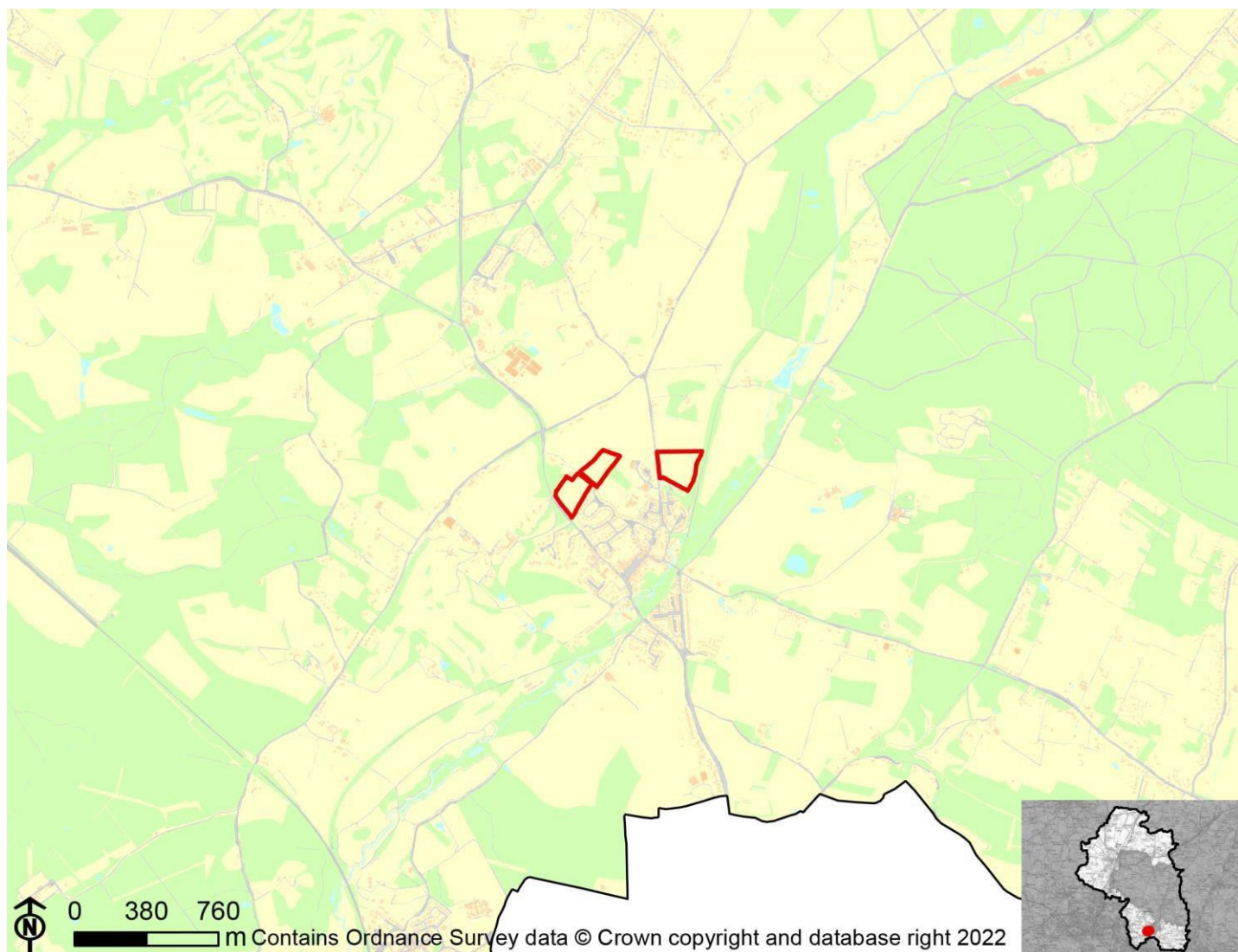
- vi. Provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;
- vii. Provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, suitable changing facilities and associated access, parking, drainage and landscaping;
- viii. Retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play);
- ix. **Measures as necessary to protect groundwater.**

Other Infrastructure

- x. ~~Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;~~ **Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider**
- xi. Include surface water management measures to ensure the risk of flooding is not increased.

WK2c: Winchester Road

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	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 positive (+)

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

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 within 201-400m 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 country 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 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: 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 country 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 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: 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 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: 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.