

Consultation comments on Policy CC4 – land adjoining 85 Church Lane

- Support - 6
- Neither support of object - 3
- 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 in support of Policy CC4 – land adjoining 85 Church Lane		
Respondent number	Comment	Officer comment
ANON-KSAR-N83C-D	<p>Colden Common is indeed a thriving village, that continues to evolve, generally benefiting from the housing growth in recent years (eg increased support for local amenities and services).</p> <p>Our aim with the Policy CC4 site is to provide a high quality scheme, that addresses climate change, and which fits well with the direction of travel established by recent consultation efforts by the Parish Council; for example in relation to green infrastructure, where extended footpath access and additional open space are considered important.</p> <p>Elsewhere in these representations we have made the point that the Regulation 18 (and Policy CC4) could be improved by:</p> <p>1. Allowing the Policy CC4 site to be developed immediately, rather than delayed till beyond 2030 (pending phasing to allow for PDL to</p>	<p>Comments noted and support welcomed.</p> <p>1 Comments regarding the phasing policy are addressed in the general response on housing phasing and supply H2.</p> <p>2 Affordable housing will be sought on sites in accordance with housing policy H6.</p> <p>3 Site areas are indicated in the plan as the area within the extent of the site boundaries</p> <p>4 It is intended that the settlement boundary of Colden Common will be</p>

	<p>be developed). Such phasing does not appear to be a justified or effective approach for small scale sites in Rural Settlements, which tend to make a regular and useful contribution to housing land supply, as well as adding to the vibrancy of communities such as Colden Common.</p> <p>2. Dealing with affordable housing on small sites such as Policy CC4 by means of a financial contribution (we provided the example of the West Oxfordshire Local Plan).</p> <p>3. Stating the site area on a net basis, as 0.5 hectares, to reflect the landscape areas referenced at Policy CC4 (iii), (v) and (vi), as explained below. These green areas could be added to the Site Plan on page 451 of the Regulation 18.</p> <p>4. Extending the settlement boundary around the Policy CC4 site to reflect the intent of this policy.</p> <p>We would not be averse to accepting a requirement in Policy CC4 to work up a 'Design Brief' with the Parish Council as a pre-requisite to a planning submission. We could then ensure a local consensus, as well as exemplar design standards, and a green infrastructure strategy, that would be useful in guiding larger scale development allocated in the village (and indeed in other Rural Settlements). For example, taking a lead from paragraph 14.65 of the Regulation 18, we could aim to enhance access to the long range views southwards by providing a small sitting out area or 'pocket park' on the south and/or west side of the site, which is consistent with Policy CC4(iii) and (vi). In addition, having a wide verge fronting on to Church Lane is consistent with the character of this road, but it can also be applied in the design process to preserve the setting of Keepers Cottage, consistent with Policy CC4(v).</p>	<p>extended around the area of this site allocation.</p> <p>The other detailed points regarding the particular design and layout of the development will be considered as part of the design process in relation to any planning application for the site.</p> <p>Recommended Response: No Change</p>
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	For all of these reasons, we do not see any benefit in restricting the release of this site to 2030 and, on that limited basis, we object to Policy CC4.	
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Comments which neither support nor object to Policy CC4 – land adjoining 85 Church Lane		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8BE-X Environment Agency Link here	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. • SPZ Water Quality The protection of the groundwater will need to be considered as part of this site - specific policy.	Amendments are proposed to criteria vii of Policy CC4 to require protection of the groundwater SPZ as recommended in response to Southern Water’s representation outlined below. An additional paragraph is proposed to the supporting text requiring liaison with the Environment Agency to determine how this can be achieved. Recommended Response: Add additional paragraph 14.67 to read as follows - The site is within a groundwater Source Protection Zone and proposals need to ensure the protection of the quality of the groundwater in liaison with the Environment Agency.

<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 m2 Stokewood 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. Winchester City Council – Local Plan Policies</p>	<p>This representation is identical to that submitted under CC1 and a response has been provided there.</p> <p>Recommended response: No Change</p>
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	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.	
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Comments which object to Policy CC4 – land adjoining 85 Church Lane		
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) 2. 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>In addition to the above, and as mentioned earlier in our response,</p>	<p>Agreed.</p> <p>Recommended Response:</p> <p><u>Amend criteria vii as follows:</u></p> <p>vii. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider. Ensure that the groundwater Source Protection Zone is protected.</p> <p><u>Insert new criteria at viii as follows:</u> Viii The development should ensure future access to planned water supply infrastructure in the vicinity in coordination with the service provider;</p>

	<p>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 entirely within corridor section Z (towards the northern boundary of Z). 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 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 amendments to Policy CC4:</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;</p> <p>'Ensure that the groundwater Source Protection Zone is protected</p> <p>Engagement with Southern Water will be required in order to</p>	<p>Re-number existing text of criteria viii to become new criteria vix: vix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.</p> <p><u>Add new explanatory text as additional paragraph 14.68 as follows:</u></p> <p>A new water supply pipeline is being proposed between Havant and Otterbourne, which Southern Water have identified as potentially affecting this site or its surroundings. Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with the development of this site.</p>
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	coordinate emerging water supply pipeline project proposals with development'	
BHLF-KSAR-N8R7-Z Colden Common Parish Council	<p>Land adjoining 85 Church Lane CC15 (WCC have labelled this site as CC15 on the front page, but as CC4 on the reverse.)</p> <p>NB The draft so far refers to 5 dwellings, not 10; and the Parish Council would object to 10 .</p> <p>Environmental section</p> <ul style="list-style-type: none"> • Add to point iv that the oak trees to the south of Church Lane need to be retained. NE9: NE14: NE15 • Add that existing building line must be followed. NE9: NE14 <p>Other Infrastructure</p> <ul style="list-style-type: none"> • Improve the street lighting to 200m apart NE4: T1 • Reduce the speed limit to 30mph all the way to the resumption of the 30mph limit at Brambridge. N E4: T1 	<p>It is acknowledged that the site was incorrectly labelled in parts of the Reg 18 Plan, by referring to the site's SHELAA reference (which was CC15a) and the correct reference is CC4.</p> <p>Criteria iv) specifically refers to retention of the trees fronting Church Lane, except where removal is required for access.</p> <p>Criteria iii) iv) and v) as proposed to be amended (see HCC response below) require that proposals provide safe access to Main Road, provide or contribute to crossing points as appropriate and contribute to other improvements as necessary in the area.</p> <p>Further consideration of details relating to access provision, specific highways improvements, the layout and siting of buildings and appropriate landscaping and planting will form part of the design process when developing proposals for the site.</p> <p>The initial SHELAA submission referred to a proposal for 5 dwellings. Further assessment of the potential of the site</p>

		<p>suggested that up to 10 dwellings could be provided.</p> <p>The objection of the Parish Council to the identification of 10 houses for the site is noted. However, the policy refers to 'about' 10 dwellings and the final capacity of the site will be arrived at via the design process. This process includes a contextual analysis, which will take account of the surrounding character of the area in the preparation of the scheme.</p> <p>Recommended Response: No Change</p>
ANON-KSAR-NK1D-Y	<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>Points noted. Whilst the Local Plan looks at housing and employment, this site allocation would not generate the need (in accordance with the tests that set out by government) to provide commercial space.</p> <p>Recommended response: No Change</p>
ANON-KSAR-NK1U-G	<p>Colden Common has already expanded by many housing developments (Tees Farm Road estate and Sandyfields estate especially) but not withstanding this it remains a village surrounded by open countryside.</p> <p>Development of this site could easily result in adjoining green fields being subject to housing development.</p> <p>The current speed limit changes from 40mph to 30mph on the hill from the Tees Farm Road junction with Church Lane. Many</p>	<p>Points noted. The city council needs to meet the housing requirements that are set by government. The settlement boundary would be drawn around this site so the allocation of this site would not result in the adjoining fields being subject to housing development. The main reason for having an up-to-date Local</p>

	<p>vehicles ignore the requirement to slow down. The entrance to the proposed new properties /new development would be affected by speeding traffic. Church Lane has become a very busy road especially at peak times, more so with the increase in the housing. Should this site be agreed for development, the number of dwellings originally suggested of 5 would be more in keeping with the surrounding area than the 10 now suggested.</p> <p>I would like this proposal to be withdrawn.</p>	<p>Plan is that we can maintain a 5 year Housing Supply and refused planning applications that are on site outside of the settlement boundary. A Strategic Transport Assessment has been undertaken of the site allocations in the Local Plan and the mitigation that would be needed. Subject to the Local Plan being adopted, there would need to be a planning application would look in detail as access and agrees arrangements and pedestrian safety.</p> <p>Recommended response: No Change</p>
ANON-KSAR-N8SN-R	<p>I do not support the policy for this site for the following reasons;</p> <p>1) The Council has stated that in their planning policy that brownfield sites should used as preference, however this is a green field site and thus should not be accepted as brownfield sites within the area could fulfil the housing allocation required.</p> <p>2) Infrastructure - the current village infrastructure cannot cope with this increased demand for housing and development of this site would put further strain on existing services.</p> <p>Retail - We have one small food shop, that has staffing issues and is often closed, meaning villagers need to travel to neighbouring areas for supplies.</p> <p>NHS services - The GP surgery in Colden Common only does a limited type of appointment with most appointments needing a car journey to Twyford Surgery. It can already be difficult to get appointments when required. There is no NHS dental service in the village.</p>	<p>Points noted. The city council needs to meet the housing requirements that are set by government. There is not enough previously land in the district to meet this requirement. Infrastructure issues have been investigated and details have been included in the Infrastructure Delivery Plan (IDP). Extensive discussions have taken place with the HIOW ICB and a range of infrastructure providers (including SSEN and Southern Water) that has informed the findings in the IDP.</p> <p>Recommended response: No Change</p>

	<p>Schooling - There is no senior school in the village which is in the catchment of the over subscribed Kings School in Winchester, again which requires transport to get too.</p> <p>Public transport - public transport for the village is not adequate, so many use their own vehicles as the public transport is not convenient. If public transport was improved it would be used more.</p> <p>For years the village has had regular power cuts, as the existing infrastructure cannot cope with demand and needs to be upgraded.</p> <p>Church Lane has recently suffered a watermain breakage, as again the existing infrastructure has not been properly maintained and cannot cope with the demand.</p>	
<p>BHLF-KSAR-N8ZX-9</p>	<p>CC15 Land adjoining 85 Church Lane</p> <p>Unwelcome and unnecessary development of this countryside farm field would severely impact on the wide and far-reaching rural viewpoint at this southern edge of the village. Development should:</p> <ul style="list-style-type: none"> a) Retain and protect the highly important rural Viewpoint from Church Lane across to Bishopstoke woods to the south. b) Provide additional sufficient high native hedgerow landscaping to shield and protect the rural aspect of the southern boundary view of the site as seen from ROW21 and ROW 22. c) Protect and retain all established native boundary trees. NE9 d) Retain and provide additional sufficient high native hedgerow landscaping to preserve the rural aspect of this part of Church Lane. e) Existing adjacent building line and height to be followed through for all 5 properties proposed. f) Reduce the speed limit to 30mph for all of Church Lane. N E4 g) Provide safe vehicle, pedestrian and cycle access to Church Lane. 	<p>Points noted. Issues such as design, layout views into and out of the site can be addressed through the Design Process. A Strategic Transport Assessment has been undertaken of the site allocations in the Local Plan and the mitigation that would be needed. Subject to the Local Plan being adopted, there would need to be a planning application would look in detail as access and agrees arrangements and pedestrian safety. Extensive discussions have taken place with Southern Water as part of the development of the Infrastructure Delivery Plan.</p> <p>Recommended response: No Change</p>

	<p>h) Provide a safe vehicle, pedestrian and cycle crossing on Church Lane. D5(g)</p> <p>i) Provide bus shelters at stops on both sides of Church Lane East of the site. D4</p> <p>j) Provide sufficient improved capacity in the sewerage and water supply from Church lane to Highbridge Road to prevent any localised flooding of Church Lane and Highbridge Road and any pollution that could affect the highly sensitive Itchen Valley environment.</p>	
<p>BHLF-KSAR-N862-Y</p>	<p>Unwelcome and unnecessary development of this countryside farm field would severely impact on the wide and far-reaching rural viewpoint at this southern edge of the village. Development should:</p> <p>a) Retain and protect the highly important rural Viewpoint from Church Lane across to Bishopstoke woods to the south.</p> <p>b) Provide additional sufficient high native hedgerow landscaping to shield and protect the rural aspect of the southern boundary view of the site as seen from ROW21 and ROW 22.</p> <p>c) Protect and retain all established native boundary trees. NE9</p> <p>d) Retain and provide additional sufficient high native hedgerow landscaping to preserve the rural aspect of this part of Church Lane.</p> <p>e) Existing adjacent building line and height to be followed through for all 5 properties proposed.</p> <p>f) Reduce the speed limit to 30mph for all of Church Lane. N E4</p> <p>g) Provide safe vehicle, pedestrian and cycle access to Church Lane.</p> <p>h) Provide a safe vehicle, pedestrian and cycle crossing on Church Lane. D5(g)</p> <p>i) Provide bus shelters at stops on both sides of Church Lane East of the site. D4</p> <p>j) Provide sufficient improved capacity in the sewerage and water</p>	<p>See above response.</p>

	supply from Church lane to Highbridge Road to prevent any localised flooding of Church Lane and Highbridge Road and any pollution that could affect the highly sensitive Itchen Valley environment.	
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Comments which didn't answer whether they support, object or neither support or object to Policy CC4 – land adjoining 85 Church Lane		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8TV-1	<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 habitat.</p> <p>We therefore strongly object to any further widening of the Village settlement boundary to accommodate new housing within our</p>	<p>This representation has been considered under CC2 and a response provided there.</p> <p>Recommended Response: No change</p>

	<p>Parish countryside. 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>For the following sound reasons members of Colden Common Womens' Institute strongly object to ALL potential development sites on countryside outside the current village settlement:</p> <p>1. Village Design Statement Many residents helped establish a Village design statement that clearly categorises where future development could happen and the places that must be protected from future development. The design statement is adopted by Colden Common Parish Council and Winchester City Council as an aid that must surely be respected by Winchester City Council planning department and potential developers.</p> <p>2. Environment Our parish is blessed with beautiful rural surrounds, abundant in both flora and fauna.</p> <p>a)It is essential that wildlife and their natural habitat are protected from pollution and hard development.</p> <p>b)Easy access to our beautiful local countryside views and nearby rural paths, help us to all find peace, to stay healthy and to wind down from the cares and worries of modern life. It is important that the roadside views from our village are not forever lost to development, and that the well-used rural footpaths that crisscross the countryside surrounding our village never lose that wonderful ability to give a sense of wellbeing to all ages of folk who use them.</p>	
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	<p>c)It is important that village development remains hidden from view and does not compromise our important surrounds and green roadside views.</p> <p>d)Our Womens Institute are deeply concerned for the future of our children and grand children. We take Climate change very seriously and are all aiming towards a net zero lifestyle. It is essential that new development does not add pollution to local roads, waterways, soil, and fresh air. There is no point in having a home to live in if the planet is no longer habitable.</p> <p>3. Traffic</p> <p>Massive 21c development of countryside to the South and East of our parish has resulted in an enormous increase in traffic trundling through the narrow, rural, 'B' roads that serve our village. Whether travelling at high speed or in blocked rush hour traffic jams they create a great deal of noise and air pollution, make roadside homes shake and cause scary, dangerous drag when large lorries / tractors pass pedestrians and cyclists on the narrow roads and pathways.</p> <p>4. Public Transport</p> <p>An inadequate, very limited, expensive and unreliable bus service, as well as a lack of shelters from adverse weather conditions, makes use of private vehicles essential to get to and from places of work outside of the parish; to do supermarket shopping; attend doctors' surgery appointments; or to make hospital visits.</p> <p>5. Services</p> <p>Essential services are creaking at the seams and are unable to absorb 100 new homes.</p> <p>a)Surgery. The Doctors Surgery is a tiny offshoot of the main surgery in Twyford and, with recent development, is no longer easy to get an appointment in the village.</p> <p>b)Electricity. Spasmodic power cuts and extremely poor mobile</p>	
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	<p>phone and internet connections make working from home very difficult.</p> <p>c)Drinking Water. Regular burst water pipes on the old pipeline system cause localised flooding and lengthy periods of loss of water to homes.</p> <p>d)Drains. The village is built on a deep, sloping bed of clay that means muddy rainwater often tends to run rather than soak away naturally. Old storm drains become easily blocked and cannot take ordinary rainfalls, let alone the climate change storms we now encounter.</p> <p>With extra housing and more hard standing from recent new development and garden infills, rain water regularly overflows into sewage drains and we see terrible polluted discharge into Church Pond running into the Church Lane and Valley Close garden stream that runs directly down into the Itchen Valley.</p>	
<p>BHLF-KSAR-N8RV-Y</p>	<p>Unwelcome and unnecessary development of this countryside farm field would severely impact on the wide and far-reaching rural viewpoint at this southern edge of the village. Development should:</p> <p>a) Retain and protect the highly important rural Viewpoint from Church Lane across to Bishopstoke woods to the south.</p> <p>b) Provide additional sufficient high native hedgerow landscaping to shield and protect the rural aspect of the southern boundary view of the site as seen from ROW21 and ROW 22.</p> <p>c) Protect and retain all established native boundary trees. NE9</p> <p>d) Retain and provide additional sufficient high native hedgerow landscaping to preserve the rural aspect of this part of Church Lane.</p> <p>e) Existing adjacent building line and height to be followed through for all 5 properties proposed.</p> <p>f) Reduce the speed limit to 30mph for all of Church Lane. N E4</p> <p>g) Provide safe vehicle, pedestrian and cycle access to Church</p>	<p>Points noted. Issues such as design, layout views into and out of the site can be addressed through the Design Process. A Strategic Transport Assessment has been undertaken of the site allocations in the Local Plan and the mitigation that would be needed. Subject to the Local Plan being adopted, there would need to be a planning application would look in detail as access and agrees arrangements and pedestrian safety. Extensive discussions have taken place with Southern Water as part of the development of the Infrastructure Delivery Plan.</p> <p>Recommended response: No Change</p>

	<p>Lane.</p> <p>h) Provide a safe vehicle, pedestrian and cycle crossing on Church Lane. D5(g)</p> <p>i) Provide bus shelters at stops on both sides of Church Lane East of the site. D4</p> <p>j) Provide sufficient improved capacity in the sewerage and water supply from Church Lane to Highbridge Road to prevent any localised flooding of Church Lane and Highbridge Road and any pollution that could affect the highly sensitive Itchen Valley environment.</p>	
ANON-KSAR-NKRH-4	<p>I have resided within Colden Common for 30 years, during that time there has been minimal investment in the critical infrastructure required to support. I identify this as appropriate roads to cope with the delivery required in a rural community, as well as sufficient broadband speeds, Doctors surgeries & school places, both supporting normal & special needs children. There is nothing tangible to allow this development to succeed within the current constraints. Please consider the recent impact of the broken water main on Main Road & the gridlock & damage to already damaged C roads that this incident occurred.</p>	<p>Points noted. The city council is required to plan for housing requirement that has been set by government. This site was assessed and considered to be the most appropriate site when it was assessed against alternatives. A Strategic Transport Assessment has been undertaken and is available on the website which has been agreed by HCC Highways and National Highways.</p> <p>Recommended response: No Change</p>
ANON-KSAR-N89A-H	<p>The public consultation used in Colden Common to choose preferred development sites, was based on a popular vote. If you look at the results everyone has voted for sites that are not close to them. This has resulted in sites being chosen where there are currently a few residents rather than the most suitable / beneficial choice for the future residents.</p> <p>The weighting of all factors was also considered equal, so ignoring that some impacts are far more important than others. I mention</p>	<p>Points noted.</p> <p>The Parish Council discussed the proposed shortlisted of preferred sites at their planning committee meeting before they were agreed and submitted to WCC. This meeting was held in public, providing the opportunity to raise</p>

	<p>this with 20+ years of advising central and local government on appropriate consultation and decision-making processes, through an independent advisory company Catalyze Ltd.</p>	<p>concerns regarding the Parish Council shortlisting process.</p> <p>The final selection of allocations by WCC was a result of the consideration of a number of factors as set out in the Development Strategy and Site Selection (DSSS) paper. This included the results of the Sustainability Appraisal and any particular constraints to development as well as the preferred options of local Parish Councils.</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 CC4:

Add new paragraph 14.67 –

The site is within a groundwater Source Protection Zone and proposals need to ensure the protection of the quality of the groundwater in liaison with the Environment Agency.

A new water supply pipeline is being proposed between Havant and Otterbourne, which Southern Water have identified as potentially affecting this site or its surroundings. Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with the development of this site.

Amendments to CC4

Land at Church Lane, as shown on the Policies Map, is allocated for about 10 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Access

- ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction improvements necessary;

Environmental

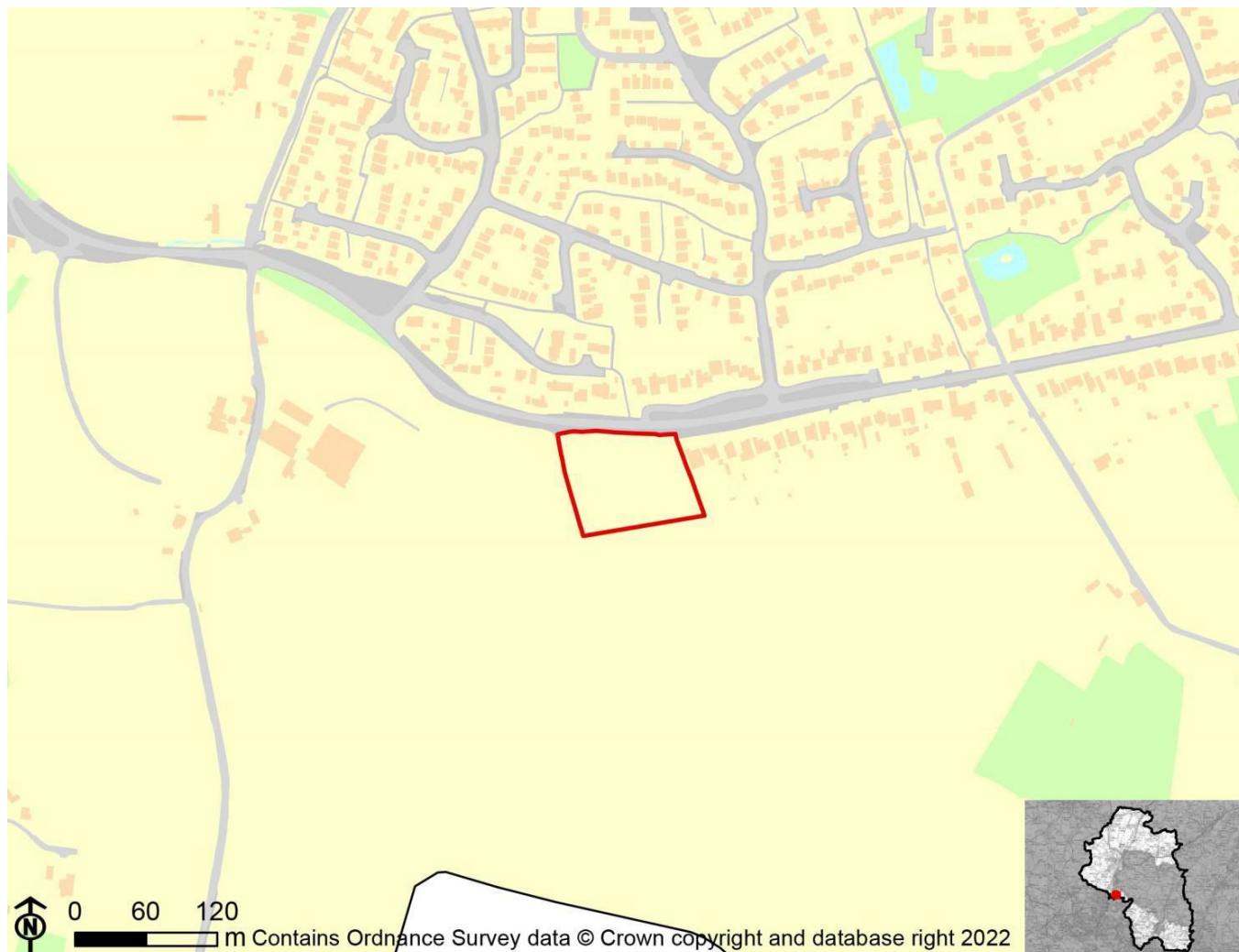
- iii. Provide landscaping to create a new settlement edge to the west and the south that maintains wider views to the south from Church Lane;
- iv. Undertake an arboricultural survey and retain important trees within the site. Particularly fronting Church Lane, except where removal is necessary for access requirements;
- v. Ensure that development is designed so as to preserve the setting of Keepers Cottage listed building to the north-west of the site;
- vi. Open space to serve the development in accordance with policy NE3.

Other Infrastructure

- vii. ~~Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.~~ **Ensure that the groundwater Source Protection Zone is protected.**
- viii. **The development should ensure future access to planned water supply infrastructure in the vicinity in coordination with the service provider;**
- vix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

CC15: Land Adjoining 85 Church Lane, Colden Common

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	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	Minor 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: Minor positive (+); 1b: Minor 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 401-800m of an NHS GP surgery. It is within 401-800m 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 country 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: Minor positive (+); 4f: Major positive (++); 4g: Minor 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 401-800m 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 201- 400m 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: Minor negative (-); 9c: Negligible (0); 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 not 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 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: Minor negative (-)

Justification: The site falls within a Source Protection Zone 2 or 3, falls within a drinking water safeguard zone (groundwater), or falls 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.