

Swanmore omission sites

SHELAA reference number	Respondent number	Comment	Officer comment
ANON-KSAR-N81U-W	SWA10	<p>Swanmore: The Development Strategy and Site Selection 2022 paper does not identify a preferred allocation at Swanmore which is reflected in the Regulation 18 Local Plan 2039 whereby the current, adopted Local Plan allocation at The Lakes is carried forwards. This is on the basis that there are ‘..... Constraints around this location and the overall level of housing need can be met at other locations’. As set out elsewhere in these representations, it is considered that the level of housing need (both in the district and the adjoining PfSH area) has been underestimated and there is a need for additional sites to be included for allocation. Accordingly, it is considered appropriate to consider which of the available sites should be considered for that purpose.</p> <p>My client controls land at Swanmore Road known as SWA10 in the Council’s evidence base. The site scores equivalent to, or better than the other five sites considered in the assessment. It is however, considered that the site should score higher on a number of criteria. In the first instance, the site is just 224m from the recreation ground, 570m from Swanmore College, 352m from Swanmore Primary School, 340m from the local shop and 110m from a bus stop. By comparison, the other sites considered within the assessment are, on average, located further away from the key facilities within the village with SWA10 (Field Farm) scoring best on 3 out of 5 measures of sustainability as contained in the table below. It scores 2nd on one of the remaining two measures meaning that, on average, it scores highly from a sustainability point of view. Accordingly, it is entirely appropriate</p>	<p>Points in relation to the level of housing need and provision are covered under responses to H1 of the plan and within the Housing Topic Paper.</p> <p>The Development Strategy and Site Selection Paper (DSSS) 2024 describes the process that was undertaken in determining the overall strategy of development, including the settlement hierarchy and the role of the IIA. It further sets out the process that was followed to select sites for development and the role of the hierarchy and other factors such as the IIA within that process.</p> <p>The settlement hierarchy has been re-evaluated following the Reg 18 draft and the resulting revisions</p>

		<p>for SWA10 to score better on objective 1 (climate change) and 2 (reducing the need to travel). Distance to Swanmore recreation ground (as crow flies) Distance to Swanmore College (Secondary) (as crow flies) Distance to Swanmore Primary School (as crow flies) Distance to local shops (as crow flies) Distance to bus stop (as crow flies) Site ref. SWA08 233m 332m 479m 500m 348m SWA09 392m 110m 715m 662m 111m SWA14 820m 792m 943m 920m 400m SWA17 275m 415m 496m 539m 367m SWA20 528m 690m 619m 703m 0m SWA10 (Field Farm) 224m 570m 352m 340m 70m</p> <p>On the basis of the assessment above, SWA10 can be considered to score well in respect of objectives IIA1 (climate change), IIA2 (reducing the need to travel), IIA4 (health and welling being), and IIA7 (access to services). The site is well located closer to existing services and facilities than other sites considered, meaning it could support the sustainable growth of the economy (IIA8) and has limited ecological value and is visually well contained (IIA9 and IIA10). It has no heritage constraints (IIA11), would be an efficient use of available land close to existing services (IIA12) and will have no negative impact on water resources or flood risk (IIA13 and IIA14).</p> <p>As such, should additional sites be considered necessary to accommodate additional dwellings, SWA10 is extremely well positioned to provide those additional numbers as an allocation within the emerging Plan.</p>	<p>raise the scoring for Swanmore slightly, putting it into the Larger Rural Settlements group. Despite this, it is important to note that not all settlements within a particular group have been allocated additional housing once appropriate consideration has been given to all the relevant factors.</p> <p>An important factor in evaluating the suitability of settlements for additional development is consideration of the overall sensitivity of the area and possible wider effects. In the case of Swanmore, a long-standing settlement gap exists between Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath, where development should be avoided if possible.</p> <p>This site is within the Bishop's Waltham –</p>
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			<p>Swanmore – Waltham Chase – Shedfield – Shirrell Heath Gap identified in CP18 of the Adopted Local Plan and NE7 of the Reg 18 Draft Local Plan.</p> <p>A review of the settlement gaps of the local plan has been conducted since the Reg 18 draft plan. The study did not recommend the removal of any part of the gap. The review highlighted the vulnerability of that part of the gap between Swanmore and Bishops Waltham and that it was important to retain a sense of separation between Bishops Waltham and Swanmore. The Settlement Gap Review can be found in the evidence base for the local plan.</p> <p>The representation contains detailed points criticising the scoring in the IIA, in particular in comparison with other</p>
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			<p>alternative SHELAA sites around the area. The methodology of the IIA is considered sound.</p> <p>Regardless of any particular IIA scores for the SHELAA sites, as the DSSS makes clear, the strategy of the plan takes account of a number of factors when determining which settlements and sites were to receive housing allocations.</p> <p>The DSSS as updated in 2024, therefore continues to conclude that it is not considered appropriate to allocate sites for further development, given the constraints around this location and that the overall level of housing need can be met at other locations.</p> <p>Recommended Response: No Change</p>
SWA08	BHLF-KSAR-N8RD-D	Metis Homes have a specific interest in a site to the north of Lower Chase Road, Swanmore. This site is identified in red on the image below. The site measures approximately 0.38ha and is currently an undeveloped parcel of land that adjoins	This site is within the Bishop's Waltham – Swanmore – Waltham

		<p>the settlement boundary of Swanmore to the east and south. In the immediate area, Lower Chase Road is lined on both sides by residential properties meaning that the site is out of character for this part of Lower Chase Road and represents a valuable opportunity for a small 'infill' development which would relate very well to the existing settlement form.</p> <p>The site was submitted as part of the call for sites in 2021 and has been published in the SHELAA 2021 (reference SW08). It is considered to have a capacity of 11 dwellings with 30 dph. The site is deemed to be deliverable and developable.</p> <p>Our representations have demonstrated that our client's site on Lower Chase Road, Swanmore would represent a valuable opportunity for a sustainably located small-scale in-fill extension to Swanmore that can be taken forward without causing any significant adverse effect on the local character and without giving rise to any level of settlement coalescence between Swanmore and neighbouring settlements. Taking this site forward would contribute to the overall need for 10% of dwellings within the Local Plan to come from smaller sites (as set out in paragraph 69 of the NPPF). It would also contribute to the increased level of housing land supply that Swanmore should be providing, once it has been correctly classified as a 'Larger Rural Settlement' within the settlement hierarchy. Finally, as the site is located within the PfSH area, it will be ideally placed to contribute to the anticipated increase in Winchester's level of planned housing supply that will be required to address the growing level of sub-regional unmet needs.</p> <p>(see additional information in SharePoint)</p>	<p>Chase – Shedfield – Shirrell Heath Gap identified in CP18 of the Adopted Local Plan and NE7 of the Reg 18 Draft Local Plan.</p> <p>The specific location of this site is along Lower Chase Road, to the north-west of Swanmore itself, between Swanmore and Bishops Waltham. There is also potential to affect the gap towards Waltham Chase, insofar as extending development further westwards along Lower Chase Road</p> <p>Recommended Response: No Change</p>
SWA08, SWA17	BHLF-KSAR-N8ZM-X	<p>SEE MORE INFO SAVED ON SHAREPOINT</p> <p>Swanmore</p> <p>6.1 The table at paragraph 14.6 of the draft plan confirms that Swanmore has been moved to the Intermediate Rural Settlement grouping, where the draft local plan does not allocate any new development in Swanmore, although a small windfall</p>	<p>This site is within the Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath Gap identified in CP18 of the Adopted Local Plan and</p>

		<p>allowance of 20 is provided. However, with a score of 22, Swanmore should fall within the range for a Larger Rural Settlement. With the wide range of facilities available in Swanmore it is clear that it should be moved to this grouping. The other Larger Rural Settlements, were asked to identify new sites for 90 – 100 dwellings each. With this in mind it is also considered that a new local plan allocation is provided for Swanmore commensurate to its correct positioning in the hierarchy. This would ensure that the Plan provides a high level of certainty in terms of the quantum and location of development in order to meet the NPPF requirements of being positively prepared, justified and effective.</p> <p>6.2 Land west of White Cottage is located on the north-western side of the village, directly adjacent to the settlement boundary and bound on its outer edge by Swanmore Business Park and robust boundary features. It is being promoted for mixed-use development comprising residential and employment uses as well as open space and ecological enhancements. The site has previously been promoted through the Council’s Call for Sites and was assessed as deliverable/developable in the latest SHELAA (2021).</p> <p>As demonstrated through the SHELAA, there are no environmental or historical constraints which would prevent development from coming forward and on this basis, the SHELAA provides an indicative yield of 92 dwellings.</p> <p>6.3 These representations are supported by a Vision Document (Appendix 1) produced on behalf of the landowner to provide further information on the proposals for the site. The Document provides an analysis of the site, including the opportunities and constraints before setting out the proposals. Key to the Vision are the principles of the 20-minute neighbourhood and the Document provides further detail about the facilities and services available in Swanmore and their location in relation to the site.</p> <p>6.4 It is evident that land west of White Cottage would provide a sustainable site for new development, supporting the Council’s housing requirement and providing certainty in the local plan process. The site is unconstrained and is directly adjacent</p>	<p>NE7 of the Reg 18 Draft Local Plan.</p> <p>The specific location of this site is along Lower Chase Road, to the north-west of Swanmore itself, between Swanmore and Bishops Waltham. There is also potential to affect the gap towards Waltham Chase, insofar as extending development further westwards along Lower Chase Road</p> <p>The categorisation of Swanmore has been altered following the Reg 18 publication. However, as described above, and discussed in more detail in the DSSS 2024, it is not considered that this necessitates any change to the proposed approach to development allocations around Swanmore.</p> <p>Recommended Response: No Change</p>
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		to existing employment uses. It is therefore proposed that land at White Cottage should be included in the emerging local plan as a new allocation for Swanmore.	
SWA05	BHLF-KSAR-N87F-M	<p>see PDF in sharepoint for full PDF of information – SWA05</p> <p>RE: OBSIDIAN STRATEGIC ASSET MANAGEMENT LTD, LAND AT WALTHAM CHASE</p> <p>Iceni Projects Ltd have been instructed by Obsidian Strategic Land to prepare representations on the Winchester District Council (Reg. 18) Local Plan.</p> <p>These representations should be read in conjunction with those previously submitted at the Issues and Options Stage in April 2021.</p> <p>a. Obsidian Strategic Land</p> <p>Obsidian Strategic Asset Management Ltd is owned by a third-generation family-owned property company. Legacy and stewardship are central to its philosophy. The company stands for integrity, passion and a sense of care. Its governance structure allows it to take entrepreneurial decisions and break the status quo. Obsidian Strategic Asset Management Ltd has the enthusiasm to implement new sustainable technologies, reduce the dependence on the private motor car and encourage new start-up entrepreneurial businesses.</p> <p>Obsidian Strategic Asset Management Ltd is promoting a site in Waltham Chase to come forward as part of the new Local Plan. The Site is being promoted in three parts that are interconnected. Part 1 has the capability of providing approximately 80 new homes – of which at least 30 will be delivered as custom-build homes. This is significant in the context that there are currently 303 people on the custom and self-build register in the Winchester area. Part 2 will provide for retirement living and care. Part 3 of the Site is being promoted through the “Call for Green Sites” process. It has the potential to provide net biodiversity gain, allotment provision and renewable energy. It also has the potential to respond to a green space deficit that has been identified within Waltham Chase.</p>	<p>This site is within the Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath Gap identified in CP18 of the Adopted Local Plan and NE7 of the Reg 18 Draft Local Plan.</p> <p>The specific location of this site is along New Road Road, close to the settlement of Waltham Chase.</p> <p>The Settlement Gap Review found that it was particularly important to maintain a sense of separation between Waltham Chase and Swanmore, where there has been infilling and urbanisation.</p> <p>The conclusions of the DSSS 2024 are considered to remain sound in relation to potential development</p>

		<p>b. Why Waltham Chase?</p> <p>Waltham Chase is connected to larger towns and cities. The public transport provision within Waltham Chase has a reliable and frequent bus service. The development site is within proximity of bus stops into Waltham Chase, and the bus provides a regular service to Winchester, Fareham, Petersfield and other villages and towns every 60 minutes. Significantly, since the Issues and Options stage of the preparation of the Local Plan the settlement has been added as an Intermediate Rural Settlement.</p> <p>Waltham Chase already has a wide-range of amenities that are an important proxy to quality of life. This includes healthcare facilities, preschools, social services, commercial services, leisure and outdoor natural spaces. Waltham Chase primary school (St John The Baptist C Of E Primary school); and a college nearby in Swanmore (Swanmore College). It has several green areas with the triangle and play area widely used for recreation within the village, a thriving village hall is also used by many societies and clubs. There is a bicycle shop, and two village stores, one of which includes the post office, and there is also a hairdresser.</p> <p>c. Custom-Build Housing</p> <p>Obsidian Strategic Land want to bring forward an element of custom-build housing. This is supported by Policy H5 of the Local Plan (Reg. 18) of the Winchester Local Plan.</p> <p>This support for custom-build housing is also included within the National Planning Policy Framework. Paragraph 59 states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed.</p> <p>National Planning Policy Framework Paragraph 61:</p>	<p>around the Swanmore area.</p> <p>Recommended Response: No Change</p>
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		<ul style="list-style-type: none"> • All the services, such as gas, electricity, water, sewage and communication will be installed; • It offers choice and provides opportunities to provide a mix of homes; • With no developers' profit payable to a housebuilder and the chance for buyers to do some of the work themselves, custom-build can provide houses at lower cost; • Provides flexibility for those people facing changing living conditions due to Covid-19; • It can empower local residents as they can determine the form of the housing; <p>and</p> <ul style="list-style-type: none"> • It diversifies the provision of new homes by providing a genuine alternative to the dominance of the traditional volume house-builders. <p>Demand for Custom-Build in Winchester</p> <p>The Self-Build and Custom Housebuilding Act 2015 places a duty on certain public authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and to place a duty on certain public authorities to have regard to those registers in carrying out planning and other functions. Winchester City Council have helpfully confirmed on 06 April 2021 that there are currently 303 individuals on the Custom and Self Build Register in the Winchester area; pointing towards clear demand.</p> <p>In order to supplement the data from the Council's own register, Icen Projects have looked to a number of secondary sources as recommended by the PPG including the Buildstore and the NaCSBA.</p> <p>In respect of demand, the Buildstore, who own and manage the largest national database relating to the demand and supply for self and custom build properties in the UK have provided us with further evidence of demand. The Buildstore hold two databases which are helpful in understanding the potential for additional levels of demand including:</p>	
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		<ul style="list-style-type: none"> • The Buildstore Custom Build Register: this is the UK’s longest-running record of demand for self-build and custom-build homes. It is marketed as a register that will be used to evidence demand for custom build across the UK and demonstrate the scale of need and types of homes those registered, would like to design and create for themselves and their families; and • The Buildstore PlotSearch service: this is a free to subscribe PlotSearch service which records opportunities for those looking to find a serviced plot of land to build on. <p>Having engaged with Buildstore directly, they have informed us that 483 people are registered as looking to build in Winchester District on their Custom Build Register, with a further 1,410 subscribers to their Plotsearch service, which tracks self-build land opportunities.</p> <p>This suggests there is potentially additional demand for serviced plots for self-build and custom housebuilding, which has not yet been reflected in the Council’s own self-build register; with an additional 146 registrants on the Buildstore’s register.</p> <p>Furthermore, is it worth highlighting that NaCSBA has undertaken primary research with Ipsos Mori at a national level which indicate that 1 in 50 of the adult population across the country want to purchase a Custom or Self-Build Home over the next 12 months. If this is applied to the working population of Winchester District, this would point to a potential desire for around 2,000 plots.</p> <p>Moreover, the demand is likely to have increased in the context of COVID-19, with more people spending greater amounts of time at home and wanting a home that responds to lifestyle choices.</p> <p>The Delivery of Custom-Build in Waltham Chase</p> <p>The emerging Local Plan (Reg. 18) recognises the importance of housing choice through the delivery of custom-build housing. However, as currently drafted, the</p>	
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		<p>policy seeks to provide a one-size-fits-all approach to custom-build delivery. It takes a simplistic quantitative approach of directing all schemes over 50 homes to provide at least 6% as serviced plots with a time limit of 12-months to be sold.</p> <p>Obsidian Strategic Land believe that an alternative approach should be adopted which has qualitative and quantitative benefits. Specific custom-build sites should be identified in the Local Plan that have had sufficient regard for the delivery of custom-build homes, either from Design Code perspective or from a Construction Management Plan perspective.</p> <p>d. Older Persons Housing</p> <p>Obsidian Strategic Land also want to bring forward an element of older person housing.</p> <p>“Winchester is projected to see a notable increase in the older person population, with the total number of people aged 65 and over projected to increase by nearly 50% over the 20-years to 2036. This compares with overall population growth of 21% and a more modest increase in the Under 65 population (increasing by 13%)” Winchester Strategic Housing Market Assessment</p> <p>The SHMA also states, “In total population terms, the projections show an increase in the population aged 65 and over of 12,400 people. This is against a backdrop of an overall increase of 25,500 – population growth of people aged 65 and over therefore accounts for 49% of the total projected population change”.</p> <p>These increase in the older population was confirmed by the Office of National Statistics in June 2022. The below graph shows that the 75 to 90 age bracket has seen an average increase of 27% during the period from 2011 to 2021.</p> <p>Strategic Policy H5: Meeting Housing Need states that “proposals for well-designed specialist and supported housing (including older persons housing) will be supported where there is an identified need, the site is in accordance with other</p>	
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		<p>“boiler ban” to be implemented under the Future Homes Standard 2025. This will ensure the proposed dwellings are fit for the future, in line with the UK target to reach net-zero carbon emissions by 2050.</p> <p>Importantly, the Site is accessible to a wide range of services and facilities, such as: convenience shopping; community and healthcare facilities; green spaces; education and more.</p> <p>In considering the level of housing growth required, the Council will also need to ensure that there is sufficient flexibility in supply to maintain delivery at a consistent rate across the plan period. This will require the Council to allocate a wide diversity of sites in terms of both size and location, with small and medium sites delivering in the early years of the plan allowing sufficient time for large strategic sites to come forward to meet needs in the second half of the plan period. In our experience, local authorities rely too heavily on larger sites within their local plans to meet their needs in full and fail to allocate sufficient smaller sites as a contingency against the delays in delivery on larger strategic sites.</p> <p>On behalf of Obsidian Strategic Land, we thank you for the opportunity to comment on the emerging Local Plan (Regulation 18). As set out above, Obsidian Strategic Land are fully committed to helping Winchester City Council deliver their required objectively assessed housing requirement through high-quality local growth solutions that put the needs of the community at the heart of development proposals.</p>	
SWA16	<p>ANON-KSAR-NKQU-G</p> <p>BHLF-KSAR-N8RH-H</p>	<p>Fillditch Farm – see SP for full details</p> <p>1.1 Fillditch Farm is located within the Parish of Swanmore, approximately 1.4km of the main village settlement. While located within Swanmore Parish, the site is of closer proximity (approximately 0.5km) to the settlement of Waltham Chase (Shedfield Parish).</p> <p>1.2 The site is located to the east of Waltham Chase. There are good shopping</p>	<p>This site is within the Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath Gap identified in CP18 of the Adopted Local Plan and NE7 of the Reg 18 Draft Local Plan.</p>

		<p>facilities and access to secondary schooling within a reasonable walking distance of the site. The bus service is reasonable for a rural village, serving Winchester, Fareham and villages between for employment, leisure and shopping trips.</p> <p>1.3 The site is located to the south of Forest Road with established dwellings to its north and more recent residential development to its west (81 dwellings, 15/01106/OUT). The site adjoins the Waltham Chase Meadows SSSI to its southwest.</p> <p>1.4 The site was identified and included within the 2020 & 2021 SHELAA (SWA16), and in combination with SHELAA site SWA15 (Land South of Forest Road, Waltham Chase), offers a sustainable opportunity to contribute to plan area housing requirement.</p> <p>1.5 The site is located approximately 280m from a Primary School (St John the Baptist Church of England Primary School, Waltham Chase) and approximately 650m from Secondary School (Swanmore College).</p> <p>1.6 The site is situated approximately 2.7km from the nearest Doctor's Surgery (Bishops Waltham Surgery), however the site is well served by the X9 bus route which offers a two hourly service, and 69 bus route which offers an hourly service to Bishops Waltham, with a stop located within 300m of the site on Forest Road.</p> <p>1.7 Located to the south of Forest Road, development of the site would not significantly erode separation between existing settlements.</p> <p>The site, while not being within 800m of the District Centre of Bishops Waltham (emerging policy E3), it does benefit from good access (300m) to the X9, X10 & 69 bus services offering regular weekday and weekend services to Bishops Waltham.</p> <p>2. SWA15 & SWA16 as a single site allocation.</p> <p>2.1 Fillditch Farm (SWA16) is located to the east of promoted site SWA15 (Land</p>	<p>The specific location of this site is along Forest Road, close to the settlement of Waltham Chase.</p> <p>The Settlement Gap Review found that it was particularly important to maintain a sense of separation between Waltham Chase and Swanmore, where there has been infilling and urbanisation.</p> <p>The conclusions of the DSSS 2024 are considered to remain sound in relation to potential development around the Swanmore area.</p> <p>Recommended Response: No Change</p>
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		<p>Overall effect: Negligible⁴</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA15 & SWA16</p> <p>IIA Objective 9: To support the District’s biodiversity and geodiversity</p> <p>Overall effect: Negligible⁵</p> <p>Note:</p> <p>5 – Paragraph E.17 of the Site Assessment Criteria states “Development sites that are close to an internationally, nationally or locally designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, or increased recreation pressure. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.” It continues “In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This should be determined once more specific proposals are developed and submitted as part of a planning application.”</p> <p>This local plan submission is accompanied by a Preliminary Ecological Appraisal undertaken by Ecosupport, the conclusions of which inform the revised overall effect of ‘Negligible’, in line with the LPA assessment criteria.</p> <p>IIA Objective 10: To conserve and enhance the character and distinctiveness of the District’s landscapes</p> <p>Overall effect: Minor negative uncertain⁴</p>	
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		<p>Note:</p> <p>4 – No change from LPA assessment for SWA15 & SWA16</p> <p>IIA 11: To conserve and enhance the District’s historic environment including its setting.</p> <p>Overall effect: Negligible6</p> <p>Note:</p> <p>6 – No change in respect SWA15. Local plan submission in respect of SWA16 accompanied by an Archaeological Desk Based Assessment undertaken by Border Archaeology, which concludes “It is Border Archaeology’s considered opinion that, prima facie, the archaeology potential of the site does not present an impediment to the proposed development.”</p> <p>IIA 12: To support the efficient use of the Districts resources, including land and minerals</p> <p>Overall effect: Significant negative4</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA15 & SWA16</p> <p>IIA Objective 13: To protect the quality and quantity of the District’s water resource</p> <p>Overall effect: Negligible4</p> <p>Note:</p>	
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	<p>4 – No change from LPA assessment for SWA15 & SWA16</p> <p>IIA Objective 14: To manage and reduce flood risk from all sources</p> <p>Overall effect: Negligible⁴</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA15 & SWA16</p> <p>3. Fillditch Farm – Site masterplanning.</p> <p>3.1 Initial site feasibility masterplanning has been undertaken for the 6.24ha site, with appropriate consideration given to relevant policy and guidance set out within the following:</p> <ul style="list-style-type: none">• National Planning Policy Framework (July 2021)• National Planning Practice Guidance (last updated June 2021)• National Design Guide (January 2021)• National Model Design Code (June 2021)• Winchester District Local Plan Part 1 – Joint Core Strategy (March 2013)• Winchester District Local Plan Part 2 – Development Management & Allocations (April 2017)• Affordable Housing SPD (2008)• Car Parking Standards SPD (2009)	
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	<ul style="list-style-type: none">• High Quality Spaces SPD (2015)• Shedfield Village Design Statement (2016) <p>3.2 Initial proposals have been revised to support this submission to take account of relevant emerging policies contained within the current Regulation 18 consultation draft of the Winchester District Local Plan 2018 – 2039, with particular reference to the following emerging policies:</p> <ul style="list-style-type: none">• CN1 – Mitigating and adapting to climate change• CN2 – Energy Hierarchy• CN3 – Energy efficiency standards to reduce carbon emissions• CN4 – Water efficiency standards in new developments• D1 – High Quality, well designed and inclusive places• D5 – Masterplan• D9 – Impact of overheating• T1 – Sustainable and Active Transport and Travel• T2 – Parking for New Developments• T3 – Promoting sustainable travel modes of transport and design and layout of parking for new developments• T4 – Access for New Developments	
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		<ul style="list-style-type: none">• NE1 – Protecting and enhancing Biodiversity and the Natural Environment in the district• NE3 – Open Space, Sport and Recreation• NE4 – Green and Blue Infrastructure• NE5 – Biodiversity• NE6 – Flooding, Flood Risk and the Water Environment• NE9 – Landscape Character• NE11 – Open Space Provision for New Developments• H5 – Meeting housing needs• H6 – Affordable housing <p>3.3 Where there is conflict between existing and emerging policy, for example the extant Car Parking Standards SPD (2009) and emerging policy T2, including additional text within paras 6.24 to 6.28 of the plan, the masterplan reflects emerging thinking.</p> <p>3.4 The proposed housing mix has been developed in accordance with emerging policy H5 in respect of dwelling size and initial viability assessment indicates that the site can be delivered in conformity with emerging policy H5 in regards to dwelling tenure.</p> <p>3.5 Current site feasibility masterplanning assumes provision of 40% affordable housing in accordance with emerging policy H6.</p>	
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		<p>3.6 It is proposed that 42 of the 105 proposed dwellings will be affordable, with the following mix of housing mix:</p> <p>3.7 Masterplanning for the site has been informed and is supported by the following commissioned reports:</p> <ul style="list-style-type: none">• Preliminary Ecological Assessment (Ecosupport, December 2022)• Archaeological Desk-Based Assessment (Border Archaeology, November 2022)• Report on Access (D M Mason Engineering Consultants, draft December 2022) <p>Copies of the Preliminary Ecological Assessment and Archaeological Desk-Base Assessment are appended with this submission. A copy of the Report on Access will be supplied under separate cover.</p> <p>3.8 Section 6 of the submitted Preliminary Ecological Assessment outlines a number of ecological impact mitigation and enhancement measures, including the provision of the southern portion of the site as an area of public open space, which allows scope for this to be utilised as an alternative recreational opportunity for local residents and visitors, away from the adjacent SSSI. Furthermore, sowing the southern area of the site with suitable meadow seed mixes and native scrubs will provide further</p> <p>11</p> <p>opportunities for protected species utilising the SSSI, increase habitat connectivity and contribute positively towards biodiversity net gain.</p> <p>3.9 An Archaeological Desk-Based Assessment of the site has been undertaken by Border Archaeology, which concludes:</p>	
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		<p>“It is Border Archaeology’s considered opinion that, prima facie, the archaeological potential of the site does not present an impediment to the proposed development. Given the overall Low to Moderate potential of the site, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Archaeological Officer of the Historic Environment Team, Winchester City Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.”</p> <p>3.10 A report on access to the site has been commissioned from D M Mason Engineering Consultants and while only received in draft at the time of submission (final copy to be provided upon receipt), the draft conclusion states:</p> <p>“The above indicates that the site is developable for a residential development of around 100 dwellings. The site is sustainable for a village location. A footway/footpath will need to be provided to link the site with footways to the west. Vehicle trip generation is low. It is not anticipated that the traffic signals at the B2177 Winchester Road/Forest Road junction will require work to accommodate the proposed development. Appropriate visibility splays can be provided within the site frontage.”</p> <p>3.11 Further development of the site masterplan is anticipated ahead of Regulation 19 consultation on the emerging Local Plan and it is anticipated that the following additional studies may be commissioned either ahead of or to support a submission of a Regulation 19 consultation response:</p> <ul style="list-style-type: none">• Updated transport assessment including analysis of traffic count data, and collision data from Hampshire & Isle of Wight Constabulary• Landscape and visual impact assessment• Ground condition and drainage report <p>And any other information identified as required during the progression of the site</p>	
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		<p>masterplanning process.</p> <p>4.0 Fillditch Farm (SWA16) site assessment.</p> <p>4.1 The following assessment has been undertaken using the criteria set out within Appendix E of the Winchester District Local Plan (Regulation 18) Integrated Impact Assessment Report. Any departures from the LPA published criteria are shown within the explanatory notes along with the justification from the revised assessment methodology.</p> <p>4.3 IIA Objective 1: To minimise the District’s contribution to contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031</p> <p>Overall effect: Minor positive</p> <p>Score by criteria: 1a: Minor negative (-1)1; 1b: Major positive (+3); 1c: Minor positive (+1)2; 1d: Major negative (-3); 1e: Minor negative (-1)3; 1f: Major negative (-3); 1g: Major positive (+3); 1h: Major positive (+3); Minor negative (-1)</p> <p>Notes:</p> <p>1 – Adjusted to take into account failure of criteria set out within Table E1 of Appendix E to make allowance for availability of regular bus service availability to access GP surgeries.</p> <p>13</p> <p>2 – Corrected to reflect proximity to secondary school (Swanmore College, 650m)</p> <p>3 – Adjusted to take into account failure of criteria set out within Table E1 od</p>	
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		<p>Appendix E to make allowance for availability of regular bus service availability to access to District centre (Bishops Waltham).</p> <p>IIA Objective 2: To reduce the need to travel by private vehicles in the District and improve air quality</p> <p>Overall effect: Minor positive</p> <p>IIA Objective 4: To improve public health and wellbeing and reduce health inequalities in the District</p> <p>Overall effect: Minor positive⁴</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA16</p> <p>IIA Objective 7: To ensure essential services and facilities and jobs in the District are accessible</p> <p>Overall effect: Minor positive</p> <p>IIA Objective 8: To support the sustainable growth of the District's economy</p> <p>Overall effect: Negligible⁴</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA16</p> <p>IIA Objective 9: To support the District's biodiversity and geodiversity</p> <p>Overall effect: Negligible⁵</p>	
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		<p>Note:</p> <p>5 – Paragraph E.17 of the Site Assessment Criteria states “Development sites that are close to an internationally, nationally or locally designated conservation site have</p> <p>14</p> <p>the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, or increased recreation pressure. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.” It continues “In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This should be determined once more specific proposals are developed and submitted as part of a planning application.”</p> <p>This local plan submission is accompanied by a Preliminary Ecological Appraisal undertaken by Ecosupport, the conclusions of which inform the revised overall effect of ‘Negligible’, in line with the LPA assessment criteria.</p> <p>IIA Objective 10: To conserve and enhance the character and distinctiveness of the District’s landscapes</p> <p>Overall effect: Minor negative uncertain⁴</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA16</p>	
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		<p>IIA 11: To conserve and enhance the District's historic environment including its setting.</p> <p>Overall effect: Negligible⁶</p> <p>Note:</p> <p>6 – Local plan submission in respect of SWA16 accompanied by an Archaeological Desk Based Assessment undertaken by Border Archaeology, which concludes "It is Border Archaeology's considered opinion that, prima facie, the archaeology potential of the site does not present an impediment to the proposed development."</p> <p>IIA 12: To support the efficient use of the Districts resources, including land and minerals</p> <p>Overall effect: Significant negative⁴</p> <p>15</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA16</p> <p>IIA Objective 13: To protect the quality and quantity of the District's water resource</p> <p>Overall effect: Negligible⁴</p>	
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		<p>Note:</p> <p>4 – No change from LPA assessment for SWA16</p> <p>IIA Objective 14: To manage and reduce flood risk from all sources</p> <p>Overall effect: Negligible4</p> <p>Note:</p> <p>4 – No change from LPA assessment for SWA16</p> <p>5. Conclusions.</p> <p>5.1 The emerging Local Plan proposes a single mixed use allocation to serve and support the settlement of Waltham Chase, Morgan’s Yard (Policy WC1). This is a continuation of the existing allocation within the extant Winchester District Local Plan Part 2 (2017).</p> <p>5.2 The proposed allocation of Morgan’s Yard is contrary to emerging policy in respect of the retention of employment sites and is challenged in respect of deliverability. This is addressed in a separate local plan representation submitted on behalf of our client.</p> <p>5.3 In addition to sites SWA15, SWA16 and WC1c, fifteen sites7 have been assessed across the parishes of Shedfield and Swanmore in the preparation of the Integrated Impact Assessment Report, details of which are published within appendix F of the document, that are located within a reasonable proximity to serve the community of Waltham Chase.</p> <p>5.4 It is represented that the continuation of development to the east of Waltham</p>	
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		<p>Chase, adjoining recent development consented 2016 (15/01106/OUT) and maintaining a settlement gap between the settlements of Waltham Chase and Swanmore, is the most appropriate location for the allocation of additional residential development to support the community of Waltham Chase.</p> <p>5.5 In considering the spatial benefit of maintaining the established extension of Waltham Chase to the south of Forest Road and the benefit of a single allocation in the delivery of access and ecological enhancements, it is contended that the allocation of sites SWA15 and SWA16 for approximately 169 dwellings represents a sustainable development option and addresses the objectives set out within the emerging plan.</p>	
SW07	BHLF-KSAR-N8B6-F	<p>See additional info saved on SP.</p> <p>Site Location</p> <p>2.1. The subject site is held under an option to Beechcroft Land Ltd who are actively promoting the site for residential purposes.</p> <p>2.2. The subject site is located towards the northwest of the village of South Wonston adjacent to its existing settlement boundary, to the south of Alresford Drove and west of West Hill Road North.</p> <p>2.3. Currently comprising 1.8 hectares of agricultural land, the subject site is void of any built form or significant vegetation. It is generally flat and has some established trees and hedgerows along some of the boundaries.</p> <p>2.4. The subject site is bound by existing properties to the south and southeast with open space to the west. The northern boundary of the site is formed by Alresford Drove, beyond which are allotment gardens.</p> <p>2.5. Access to the subject site is obtained via West Hill Road North.</p> <p>Facilities and services</p>	<p>This representation is in respect of the allocation site at South Wonston (SW01) which was referred to as SW07 in the SHELAA.</p> <p>A summary of this representation and the recommended officer's response is provided under representations received in respect of the allocation SW01 at South Wonston.</p>

		<p>2.6. South Wonston enjoys a number of facilities including the following:</p> <ul style="list-style-type: none">• Convenience Stores x2• Pre-school/nursery x2• Primary School x2• Dentists x2• Community Village Hall• Pub/Social Club x1• Daily Bus Services x3• Children’s Play Areas and parks’ open spaces• Outdoor Sports Facility• Church• Warehouses x2; and• Workshops x2. <p>2.7. Government records indicated that the primary School is currently operating at 72% of its maximum capacity.</p> <p>Accessibility</p> <p>2.8. South Wonston is relatively well-connected and central to the larger settlements of Winchester, Witchchurch and Andover. The City of Winchester is located approximately 8km to the south of the village which is accessible by public transport via bus service 86 (32-minute journey) and the A34 and Andover Road North. The town of Witchchurch is located approximately 14km to the north and can also be accessed via bus service 86 (32-minute journey). The town of Andover is located approximately 20km to the northeast and can be accessed via Witchchurch. All settlements that are within accessible distance of each other offer several key facilities.</p> <p>2.9. In addition to this, the M3 Winchester Interchange at Junction 9 is approximately 10.9 miles southeast, providing connections to Southampton</p>	
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		<p>(approx. 30-minute drive), Basingstoke (approx. 25-minute drive) and London (approx. 90-minute drive). The A34 provides a direct link to Newbury which is approximately a 25-minute drive.</p> <p>2.10. There are a number of bus stops within the village, the closest to the subject site is that to the south along West Hill Road North. This stop marked as 'Wonston (Hants), adj. Waverly Drive' provides access to the number 86 local bus services. This service operates between Winchester and Whitchurch via Fulfood, Weeke, Harestock, Littleton, Worthy Down, South Wonston, Wonston, Sutton Scotney, Upper Billington and Tufton on a frequent and regular basis.</p> <p>2.11. The subject site is therefore located in a sustainable position.</p> <p>Designations</p> <p>2.12. The site is free of constraints; it is not the subject of any ecology (check), landscape or heritage designation and the site falls within Flood Zone 1 the development of which is at the lowest risk of flooding and is preferred by planning policy.</p> <p>Planning History</p> <p>2.13. There is no planning history of relevance to the site.</p> <p>POLICY SW01 – WINCHESTER CITY COUNCIL REGULATION 18 CONSULTATION PLAN NOVEMBER 2022</p> <p>3.1. Strategic Policy D4 of the RCP confirms the design principles for Market Towns and Rural Villages. Policy SW01 of the RCP, which allocates the subject site, confirms the following:</p> <p>'Land at West Hill Road North, as shown on the Policies Map, is allocated for about 40 dwellings. Planning permission will be granted provided that details accord with</p>	
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		<p>the Development Plan and meet the following specific requirements:</p> <p>Nature & Phasing of Development</p> <ul style="list-style-type: none"> 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; ii. Provide an overall site plan indicating the general siting of development, open space, landscaping and access points that minimises wider landscape impacts, provides vehicular and pedestrian and cycle access to the site and indicates linkages to existing footpaths around the site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole; <p>Access</p> <ul style="list-style-type: none"> iii. Provide a vehicular access to the site from West Hill Road North; iv. Provide a new footpath/cycleway links along eastern edge of the site as part of a route into the village centre; v. Provide pedestrian/cycle links through or around the site to the Drove Road PROW; Policy SW01 Land at West Hill Road North <p>Environmental</p> <ul style="list-style-type: none"> vi. Retain and enhance existing planting/trees/hedgerows around the borders of the site except where their removal is necessary for access and visibility purposes and increase screening with additional planting; vii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and any wider views from South Wonston village to the north; viii. Provide on-site, informal green space and children’s play space in accordance with the approach set out in policy NE3; ix. Provide a lighting scheme to enable a secure environment for residents and users of the site and minimises light pollution and visual intrusion into the wider countryside area; 	
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		<p>Other Infrastructure</p> <p>x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network and/or make arrangements for appropriate water drainage/disposal in collaboration with the service provider;</p> <p>xi. Contribute to infrastructure needed to make the development acceptable in planning terms.'</p> <p>3.2. Supporting text in paragraphs 14.126 to 14.131 of the consultation document justifies the allocation.</p> <p>ITEM 1 – SUPPORT FOR THE PROPOSED ALLOCATION.</p> <p>4.1. As above we support the proposed allocation at policy SW01 of the RCP for the following reasons.</p> <p>4.2. The existing Local Plan's spatial strategy will be carried forward to an extent, but there is a requirement to evolve this to provide for future housing needs in locations which are most sustainable, and which can best meet the District's needs. Most of the development contemplated in the existing Local Plan now has planning permission. This means that there is a requirement for new sites to be allocated to meet the needs of those short, medium and long term.</p> <p>4.3. The National Planning Policy Framework 2021 (the Framework) confirms in paragraph 11 that plans and decisions should apply a presumption in favour of sustainable development. For plan making this means that: 'all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area....'</p> <p>4.4. Details relating to housing needs and provisions for the District are provided in Table H2 of the RCP. Provision is made for the development of about 15,620 dwellings over the local plan period from 2019 to 2039. In terms of distribution, it is</p>	
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		<p>proposed that 4,250 dwellings are to be allocated in market towns and rural areas (Strategic Policy H1).</p> <p>4.5. This strategy reflects the advice provided within the Framework where it is established in Paragraph 78 that housing should be located where it will enhance or maintain the vitality of rural communities. This is echoed in the new PPG on rural housing. Equally, Paragraph 68 of the Framework makes clear that small and medium-sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.</p> <p>4.6. South Wonston is identified within the RCP as an 'Intermediate Rural Settlement' and in such settlements, new sites to accommodate around 50 to 60 dwellings are to be identified. Paragraph 14.124 of the RCP confirms that there is the capacity for the development of around 70 dwellings at South Wonston.</p> <p>4.7. It is considered entirely reasonable that South Wonston is capable of accommodating up to 70 dwellings and that 40 of these dwellings are to be located on land at West Hill Road North. South Wonston has a number of facilities and services as detailed in Chapter 2 above, including leisure, retail, medical and educational facilities. Furthermore, there are good public transport links to the nearby towns of Winchester, Whitchurch and Andover, all of which provide more extensive services and facilities along with employment opportunities.</p> <p>4.8. Furthermore, it is considered that the allocation of additional housing within South Wonston will meet the needs of the Parish which have been set out in recent survey work. It has therefore been established locally that there is a community need for the provision of market and affordable housing which this scheme would provide. Thus, it is our view that the additional housing within South Wonston would realise local community aspirations.</p> <p>4.9. In relation to the allocation of the site at Land at West Hill Road North, (Policy SW01) for residential purposes, this allocation is fully supported at this location as it offers an opportunity for South Wonston to grow in a logical manner (providing a</p>	
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		<p>logical rounding-off of the built-up area) which is reminiscent of the existing settlement pattern of the village. In addition to this, development in this location will inherently support local services and facilities, particularly as it borders the existing built form and is in close walking distance to existing services and facilities. Figure 1 below shows the site in the context of the village.</p>	