

**WINCHESTER DISTRICT LOCAL PLAN 2019-2039
REGULATION 18 CONSULTATION**

**RESPONSE ON BEHALF
OF
WATES DEVELOPMENTS LTD**

Carter Jonas

DECEMBER 2022

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1.0 INTRODUCTION

- 1.1 Carter Jonas is instructed by Wates Developments Ltd (“Wates”) to respond to the Winchester City Council (“the Council”) Local Plan 2019-2039 (“the Local Plan”) Regulation 18 consultation.
- 1.2 Wates benefits from a promotion agreement over land on the northern edge of Sutton Scotney, as shown on the plan contained at **Appendix 1** (‘the site’ or ‘Land at Brightlands’). The site is identified in the Strategic Housing & Economic Land Availability Assessment (SHELAA) (December 2021) as site reference WO10. The SHELAA confirms that the site is ‘deliverable’ and ‘developable’ with no identified environmental, historical, or physical constraints. Wates confirms that the site remains available for development. It is therefore considered wholly suitable for allocation through the emerging Local Plan.
- 1.3 A comprehensive Vision Document for the site can be found at **Appendix 2** of these submissions.
- 1.4 The consultation document and the supporting evidence has been reviewed, and Wates accepts the general direction of the Local Plan but has some concerns about the of the plan; issues which are raised hereunder.

Wates Development Ltd

- 1.5 Wates is an expert in land, planning and residential development throughout Southern England. The business focuses on securing land and delivering planning consents in sustainable locations, in areas of high demand.
- 1.6 As a family-owned business Wates shares a deep sense of responsibility to provide outstanding projects for customers which make a long-lasting difference to the communities in which it works.

2.0 LAND AT BRIGHTLANDS (NORTH OF A30), SUTTON SCOTNEY

Site Location

- 2.1 Land at Brightlands lies to the north of the built-up area of Sutton Scotney. It is located to the north of Stockbridge Road West (A30) and east of the A34 and Southbound Services.
- 2.2 The site is approximately 5 hectares in extent and is currently largely in arable use, with some outbuildings at the north of the site.
- 2.3 There are two residential properties at the centre of the site, but these are outside of the site boundary. The site is bounded by hedgerows on all sides, although the hedgerows to the west (adjacent to Sutton Scotney Services) and to the east (along the disused railway line) are much thicker than normal hedgerows having been augmented with additional trees and shrubs.
- 2.4 The site is not constrained by any national or local landscape designations. Part of Sutton Scotney is within a Conservation area, although the housing at Sutton Park Road separates the site from the northern boundary of this designation. As the SHELAA concludes, this is not a constraint to development on the site.
- 2.5 The River Test SSSI is approximately 130 metres to the east of the site. North Wessex Downs AONB is approximately 7 kilometres to the northwest of the site at its nearest point.
- 2.6 A public footpath runs along the western edge of the site (and is separated from the site by a thick hedgerow).
- 2.7 The site is typical of the 'Test Valley Character Area' in that it is a small scale, enclosed arable field in the valley floor. There is the visual influence of the houses at Sutton Park Road as well the A30 and A34.
- 2.8 There are a number of local services and amenities within a comfortable walking distance of the site, which make it a sustainable location for new development. These existing services and facilities include:
- The Coach and Horses Public House
 - Gratton General Practice Surgery
 - Victoria Hall
 - Egg Day Nursery and Child Care
 - Little Oaks Pre-School & Day Care
 - Sutton Scotney Fire Station
 - Naomi House and Jacks Place Hospice for
 - Children and Young Adults
 - Sutton Manor Nursing Home
 - Dever Stores & Post Office
 - Texaco Petrol Filling Station / MOT Repairs/ Used Car Dealership
 - The Gratton Recreation Ground
 - Children's Play Area
 - Allotments

- 2.9 The closest primary school is in South Wonston.
- 2.10 The 86-bus route operates from Winchester to the outskirts of Basingstoke, via Sutton Scotney. The bus stop is located at the Coach and Horses Public House within easy walking distance from the site. Additionally, there is a (recently) disused bus stop located on the Stockbridge Road West along the site's southern boundary, which could be reinstated if the site is allocated for development.

Site Vision & Development Benefits

- 2.11 A team of specialist consultants has been appointed by Wates to research and review available technical information relating to the site and its context in order to accurately and robustly develop a deliverable vision for the site. This vision is expressed in the form of the Vision Document included at **Appendix 2**.
- 2.12 The accompanying Vision Document includes a concept masterplan which demonstrates that the site can deliver up to 120 homes. Based upon the identified opportunities and constraints set out in the Vision Document, the development of the site has the potential to:
- Create a residential-led village extension to deliver up to 120 new homes (including 40% (48) affordable homes);
 - Provide new areas of open space including formal and informal recreational space for the residents (including children's play) of the new development and existing residents of Sutton Scotney to enjoy;
 - Reduce operational energy use by incorporating renewable energy supply such as photovoltaic (solar panels);
 - Provide a number of initiatives promoting sustainable and active travel opportunities for new and existing residents;
 - Provide improvements to the local footpath network increasing connectivity to local shops and green infrastructure.
 - Enable new tree and hedgerow planting and deliver net gains in biodiversity (to include in the region of a 34% uplift in Habitat units and 13% in Hedgerow units);
 - Be 'nutrient neutral'; and
 - Contribute financially to new infrastructure through s106/Community Infrastructure Levy payments.

Justification for development of the site

- 2.13 There are no known constraints which would prevent development in this location. The site is well related to the existing settlement of Sutton Scotney and would constitute sustainable development in an area where there is an identified local housing need.

2.14 Local Housing Need

- a. Wonston Parish Council has identified a need for affordable housing in the Parish and has made contact with the landowners of this site to help to find a solution to meeting these affordable housing needs. Discussions are commencing in this regard.
- b. A Wonston Parish Housing Report (6th January 2021) identified that there were a total of 33 active housing applications with a qualifying local connection to the Parish.

- c. The current Winchester Local Plan Part 1 (2013) and Local Plan Part 2 (2017) did not support Wonston Parish council in meeting their local housing need and address rural unaffordability.
- d. Since 2016 only 2 affordable housing units have been delivered in Sutton Scotney.
- e. The proposals will allow local people to remain in an area where they have an existing network of family, work and social activity.
- f. Recent development in Sutton Scotney has sought to minimise provision of affordable homes. Conversely, Wates is committed to meeting policy requirements to address local need.

2.15 Sustainable Development

- a. Wates is committed to integrating the principle of Carbon Neutrality into the scheme and welcome discussions with the Council in order to maximise these opportunities.
- b. The site is located in close proximity to a number of local services and facilities and the proposed development could support rural vitality.
- c. This site benefits from the employment opportunities created within the village and Sutton Scotney service station,
- d. The site will reduce operational energy use by incorporating renewable energy supply such as including photovoltaic (solar) panels on the dwellings which is a known aspiration of the Council.
- e. The site offers several other opportunities to promote sustainable travel for the future occupants of new homes at Sutton Scotney, as set out below.
- f. The site will deliver a Biodiversity Net-gain and is nutrient neutral.
- g. Improvements to the local footpath network increasing connectivity to local shops and green infrastructure.
- h. Financial contributions to improve the existing public transport service.

2.16 Sustainable Travel

- a. The site offers several other opportunities to promote sustainable travel for the future occupants of new homes at Sutton Scotney, including:
- b. Partnership with Enterprise Car club to provide membership and car club vehicle on-site;
- c. Electric vehicle charging facilities (including for e-bike);
- d. High quality secure cycle parking facilities, including for non-standard cycles;
- e. Travel vouchers for use on public transport;
- f. Vouchers that can be used towards cycling equipment and repairs;
- g. High speed broadband and home office provision to encourage flexible working patterns;
- h. A central secure location for home deliveries, including chilled and frozen food;
- i. Community car share database;
- j. Financial contributions to the existing public transport facilities; and
- k. To further support the sustainable travel, a bespoke community bus service could be provided which could adapt depending on demand and provide links to Winchester town and railway station, schools and local employment centres.

2.17 Highways & Connectivity

- a. Pre-application discussions with the Local Highway Authority, Hampshire County Council has provided positive feedback in relation to the site from a highways and transportation perspective;
- b. Improvements to the existing Stockbridge Road West/Oxford Road roundabout will provide a safe and secure access into the site; and
- c. Integration of the site with existing walking and cycling routes and bus stops will ensure genuine active and sustainable travel opportunities are available to future residents to access everyday amenities in Sutton Scotney.

2.18 Landscape

- a. The site is not located within any national or local landscape designations and there are no such designations close to the site;
- b. There is a visual influence from the houses to the south of the site as well as the A30 and A34; and
- c. The site is visually constrained by existing mature hedgerows on all sides.

2.19 Historic Environment

- a. The development will not be visible in relation to any of the listed buildings within Sutton Scotney;
- b. The A30 and housing development at Sutton Park Road and Saddlers Close forms a barrier between the site and Sutton Scotney Conservation Area; and
- c. The sensitive design of the site and the existing screening will ensure that Sutton Scotney will be enabled to grow whilst retaining its individual identity and rural character.

2.20 Biodiversity Net Gain & Nitrate Neutrality

- a. The existing arable cultivation on the land is suppressing the ecological interest on the site;
- b. The proposals present a significant opportunity for ecological habitat enhancement and creation and exceed biodiversity net gain of 10%; and
- c. The existing arable land use is associated with a high nitrate current use value. The cessation of this activity in combination with an onsite package treatment plant will be effective in ensuring the proposals are nitrate neutral.

2.21 Flood Risk & Drainage

- a. Sustainable drainage solutions (SuDS) will be implemented on the site; and
- b. A diversity of SuDS will be implemented to maximise the benefits to water quality and biodiversity and will be sized to manage the 1 in 100-year rainfall event including a 40% allowance for the anticipated future effects of climate change.

Deliverability

2.22 The site is being promoted as a single opportunity with a comprehensive masterplan, supported by the following specialist consultants:

- Carter Jonas – Town Planning & Masterplanning
- Motion – Highways & Access
- SLR – Landscape

- EPR – Ecology & Biodiversity Net Gain
- Ramboll – Drainage & Utilities
- Turley – Heritage

2.23 Wates has completed a considerable amount of work to date such that they could, if the site were allocated, proceed to submit a planning application within 3 months of said allocation. Wates has a good track record in progressing the development of their sites in a quick and efficient manner therefore the site is capable of being delivered swiftly. Wates strong relationships with house builder partners means that they can be in a position to commit to the early delivery of the Land at Brightlands to help the council maintain a 5-year housing land supply.

3.0 DUTY TO COOPERATE

- 3.1 Wates reads with interest the commentary in the Local Plan regarding the Duty to Cooperate. It would appear that the Partnership for South Hampshire (PfSH) which seeks to encourage sustainable, economic led growth and regeneration of the South Hampshire sub-region, is an appropriate vehicle to discharge the Duty.
- 3.2 It is concerning however that there is limited published documentation relating specifically to the Duty. There do not appear to be any reports outlining meetings had between neighbouring authorities, or with statutory consultees, and what was discussed at these meetings, or what resulted from the meetings. Minutes of these such meetings should also be made publicly available.
- 3.3 The Councils will be aware that Local Plans have faltered or been withdrawn in Kent – at Sevenoaks and at Tonbridge & Malling – because the record keeping and evidence supporting the discharging of the Duty to Cooperate has not be sufficient. Wates recommends that the Council considers publishing further information relating to the Duty to Cooperate to avoid any uncertainties about their compliance with this legal requirement.

4.0 VISION & OVERALL HOUSING NUMBERS

Vision

- 4.1 Wates is pleased to read that the City Council has developed a refreshed vision and objectives that set out the Council's approach to planning for Climate Change and the natural environment. However, more is needed which explains how the housing and development needs of the District will be met over the next 20 years.
- 4.2 The vision should explicitly recognise the need to meet locally assessed housing need. It should place substantial emphasis on the need to deliver affordable housing across the District and to improve affordability of housing in the rural areas, particularly where there has been a locally identified need and a historic under-delivery of new homes. Furthermore, it should acknowledge the benefits of proportionate housing and development across the District, including on the edge of sustainable villages such as Sutton Scotney.

Housing need / requirement

- 4.3 It is important that local authorities act decisively and plan proactively to ensure that the Housing Market Area (HMA) realises its potential for future growth and the allocation of land for development in Winchester reflect the objectively assessed housing need of the wider HMA.
- 4.4 The council has included in the Local Plan, a table ("H1") which sets out what it believes to be the housing requirement across the plan period. It is not obvious at this stage how this approach to identifying need complies with the guidance for calculating housing needs. The basis for calculating need is to use the submission year of the plan as the starting point and then calculate need and a trajectory forward over the plan period. Previous targets, and delivery performance, under current policy and guidance is not necessarily relevant, other than to provide context.
- 4.5 There is no discussion in the Local Plan about the potential for uplifts from the local housing need figure to help meet specific housing needs of the community (e.g. for Affordable Housing). However, the evidence in the Strategic Housing Market Assessment (SHMA) from February 2020 suggests that Affordable Housing need equates to 220 units per year, which is around 30% of the latest annual housing need figure of 715. Therefore, an uplift is unlikely to be justified, but the need for Affordable Housing should be reviewed before submission of the plan, given that the evidence is nearly three years old.
- 4.6 The inclusion of a 'buffer' for potential unmet housing needs from neighbouring authorities (or for changes to the standard methodology) is logical "just in case," but the figure of 1,450 is arbitrary; must be kept under review, and fully justified in the publication version of the Local Plan.
- 4.7 Wates notes that the Council has then transposed the total need calculated in table H1, into table H2: Housing Need and Provision. However, there is an **error** in H2, where it is suggested the need figure for the whole plan period of 20 years is 715 dwellings per annum (dpa). $20 \times 715 = 14,300$ not the 14,178 suggested in table H2 (which is derived from table H1).
- 4.8 At this stage, Wates suggests that the figure of 14,300 is likely to be the most appropriate minimum figure, but that the plan period is adjusted to become 2022-2042.

In this way, the Local Housing Need figure would be most closely aligned to Planning Practice Guidance (PPG) (Reference ID: 2a-008-20190220 and Reference ID: 2a-011-20190220) which refers to the date of plan submission as the point where housing need figures can be ‘fixed’ and how past under-delivery or performance is managed through the standard method.

- 4.9 Returning to table H2 of the Local Plan, given the PPG which explains that housing needs targets are effectively reset by the standard methodology, it is not clear what the justification is for citing previous completions. Commitments and windfall are, however, acceptable components of supply.
- 4.10 Considering the foregoing, the housing requirement could be **15,750** (14,300 + 1,450) and the supply is likely to be closer to **14,112** (if completions are removed). There is a potential **shortfall in supply of 1,638 dwellings**.

5.0 SPATIAL STRATEGY AND SETTLEMENT HIERARCHY

- 5.1 The spatial approach to allocating sites in the Local Plan broadly follows a familiar pattern: To focus development on Winchester itself and other larger and more sustainable settlements and some limited dispersed development around the district largely in proportion to the size of existing settlements.
- 5.2 The Local Plan's spatial strategy must allow housing on the edge of smaller settlements in the District on a proportionate basis, to ensure the local services and facilities are maintained and to improve levels of affordability in rural areas. This should include allocating Wates' land interests at Sutton Scotney for about 120 new homes.
- 5.3 Wates wishes to highlight the importance of balancing growth options across Winchester to ensure that more rural areas are not forgotten, as is supported by the NPPF, at paragraph 79:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”

- 5.4 It is important to allocate a range of housing sites, including small and medium sized developments, to ensure that the supply and delivery of new homes can be maintained throughout the plan period. This will ensure the timely delivery of new housing and will enable a mixture of sites to come forward to meet housing requirements across the entire Plan period.
- 5.5 Wates considers that the allocation of the site is reasonable and should be considered as part of the Council's Local Plan as it would help ensure a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability, in accordance with Paragraph 68 of the NPPF:

“...authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”

- 5.6 The site would provide appropriate infrastructure to mitigate the impact of the development and can benefit from existing infrastructure in the village. As demonstrated in the accompanying Vision Document, there are significant benefits to allocating development at Sutton Scotney.

Sutton Scotney

- 5.7 Wates reads paragraph 14.133 of the Local Plan with some disappointment:

Sutton Scotney is within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, investigation of the few potential development sites has revealed substantial foul drainage issues, such that it would not be appropriate to allocate additional land for development in this Local Plan. This could be reviewed in future Plans, should the current

issues be resolved. It is expected that there is capacity for the development of about 20 dwellings in Sutton Scotney through windfall development

- 5.8 First, sites of 50-60 seem to be quite limiting on settlements the size – and with the level of services and facilities – of Sutton Scotney. Sites of 100 dwellings, or greater have greater potential to deliver Affordable Housing, and other community benefits because the viability of development at this scale is likely to be much greater. Moreover, with the potential shortfall in supply that is identified in these submissions, seeking some more houses at “intermediate settlements” might become necessary.
- 5.9 Second, considering the matter of foul drainage; a Drainage Note prepared by Ramboll (attached at **Appendix 3**) demonstrates that there is capacity in the local network, therefore this should not be an impediment to development.
- 5.10 However, even in the scenario where there is no capacity in the foul drainage network, the Ramboll note also demonstrates that on site solutions are available. Development of Land at Brightlands (North of A30) has the potential to deliver a solution to foul drainage capacity if it is necessary. The scale of the site, and potential development, has the scope to include a solution to sewerage issues and Wates continues to work with its consultants and other relevant authorities to find the answers.
- 5.11 Given that the plan period is proposed to last for 20 years – and even if the plan is reviewed in this time – it is still somewhat draconian to effectively place a moratorium on development at Sutton Scotney based on a technical issue, that is not entirely proven, and where solutions can be found. We note no such moratorium is placed on other proposed allocations within the District, notably at South Wonston (which shares similar foul sewage issues) Policy SW01.

Settlement boundaries

- 5.12 Wates’ opinion is that settlement boundaries are an arbitrary and blunt instrument, which do not have regard to the contribution that some open spaces within settlements make to the character and appearance of those settlements. In terms of impact on amenity and the local landscape it might be preferable to locate new homes in edge of village locations which technically, might sit outside the arbitrary boundaries. It is therefore suggested that the philosophy and operation of settlement boundaries is carefully considered in the Council’s final drafting exercises before the Local Plan is published to ensure that they are still generally fit for purpose. Wates submits that the Councils will need to reflect on the operation of settlement boundaries and how they comply with the Planning Practice Guidance as follows:

“The nature of rural housing needs can be reflected in the spatial strategy set out in relevant policies, including in the housing requirement figures for any designated rural areas. A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.”

Paragraph: 009 Reference ID: 67-009-20190722

6.0 SITE SPECIFIC COMMENTS

Land at Brightlands (North of A30), Sutton Scotney.

- 6.1 As is set out at the beginning of these submissions – and in the accompanying Vision Document – Wates can demonstrate that Land at Brightlands (North of A30), Sutton Scotney is a suitable, sustainable, and deliverable site for residential development.
- 6.2 Wates' opinion of the site is supported by the assessment of the site in the Strategic Housing & Economic Land Availability Assessment (SHELAA). Under reference WO10 where the conclusion is that:

“The site is deemed as deliverable/developable.”

- 6.3 Wates' notes that environmental constraints, historical constraints, policy constraints and physical constraints are all 'scored' as a 'green' in the SHELAA assessment. This effectively means there are no negative effects identified except for some limited or 'amber' concerns about archaeology and access (both matters that can be managed and mitigated through development).
- 6.4 On the face of the SHELAA assessment, there are no impediments to development of the site.

Integrated Impact Assessment (IIA)

- 6.5 Wates has reviewed the supporting Integrated Impact Assessment (IIA) for the Local Plan and is concerned that there is a lack of consistency between the SHELAA site assessments and those in the IIA.
- 6.6 Moreover, Wates' view is that many of the sustainability challenges identified in the IIA are either overstated, entirely manageable or mitigatable, or have not been appropriately balanced with the benefits of development.
- 6.7 IIA1: climate change mitigation: It is accepted that greenfield development options are unlikely to 'score' in a very positive way when considering climate change mitigation or adaptation. However, the approach to development, the inclusion of modern construction techniques, and the choice of materials will make a difference as will the layout of development which will consider the orientation of buildings and the inclusion of open space and a biodiversity net gain.
- 6.8 IIA2: travel and air quality: As a more rural development option, development at Sutton Scotney is unlikely to achieve a strong positive score for 'travel.' This is accepted, but the need to support local communities – their social needs, and the continued viability of rural businesses – must not be overlooked.
- 6.9 IIA4: health and wellbeing: Development site options in more rural settings are likely to have access to the countryside, and open space so a positive score here is supported.
- 6.10 IIA7: services and facilities: It is disappointing to see a 'minor negative' assessment for this criterion. Whilst Sutton Scotney is not a major urban centre, like Winchester, there is a reasonable level of services and facilities in the village. It might be more appropriate to assess sites relative to the position of the associated settlement in the hierarchy. In this way, development options would more effectively recognise the value

of development in rural locations which supports local community facilities to maintain vitality.

- 6.11 IIA8: economy: It is difficult to understand this assessment as ‘negligible.’ Whilst the site is unlikely to provide long term employment, part of the justification for rural development – as recognised in the NPPF – is to support the rural economy. This is to support rural enterprise through more users in the local community (an increase in the population) and thus more spending, but also providing the opportunity for people to live closer to where they might work in rural areas.
- 6.12 IIA9: biodiversity and geodiversity: There is a tension here, where the assessment in the IIA is a “*significant negative*” but the SHELAA assessed all biodiversity matters as ‘green.’ Wates tends towards the latter assessment, as it has demonstrated through these submissions and the associated Vision Document – biodiversity will be managed, and a net gain achieved.
- 6.13 IIA10: landscape and IIA11: historic environment: Wates agrees with the ‘negligible’ assessment here, as neither will be significantly affected.
- 6.14 IIA12: natural resources: Wates notes the same tension here between the IIA and the SHELAA assessment as for biodiversity. Consistency is called for, and Wates commends its evidence to the Council on these matters.
- 6.15 IIA13: water resources: The challenges of water management in the area is noted by Wates, and is also noted as a general challenge to development, not necessarily a site specific matter.
- 6.16 IIA14: flood risk: Wates agrees with the ‘negligible’ assessment here, as the site is almost entirely in Flood Zone 1 – where there is a very small amount of FZ 2&3 in the south western corner this would be excluded from the developable area. .
- 6.17 Having reviewed the IIA; Land at Brightlands (North of A30), Sutton Scotney would appear to be appropriate to allocate for development. None of the constraints to development are insurmountable, and in fact, much of the assessment supports the sites as suitable and sustainable for development.
- 6.18 The vision document at **Appendix 2** of these submissions clearly demonstrates how development can be sustainably delivered at Land at Brightlands (North of A30), Sutton Scotney, and it is respectfully requested that it is allocated in the Local Plan.

7.0 CONCLUSION

- 7.1 Wates is pleased to have had the opportunity to comment of the emerging Local Plan and is heartened to see such an advanced draft. There are some matters of detail, touched upon in these submissions that will need the Council's attention before the next stage of consultation, and critically, Wates requests that an additional site allocation is made at Sutton Scotney.
- 7.2 Land at Brightlands (North of A30), Sutton Scotney is considered to be a sustainable location for new development (as set out above) that is able to connect into existing infrastructure, as part of a sustainable new residential development. The site has the potential to deliver about 120 homes, which would make a significant contribution to the viability and vitality of Sutton Scotney.
- 7.3 The site should be allocated for a residential-led development of about 120 new homes in the Local Plan. Land at Brightlands is available now and is deliverable within a five-year period.
- 7.4 The Vision Document at **Appendix 2** sets out the emerging development vision for the site and demonstrates that it could come forward in the emerging Local Plan as a deliverable strategic development site.
- 7.5 Proportionate development on the edge of Sutton Scotney would help support existing services and facilities and improve the availability of affordable housing.
- 7.6 There is only one constraint, identified by the Council, which currently prevents development in this location, and that is sewerage. A Drainage Note prepared by Ramboll (attached at **Appendix 3**) demonstrates that there is capacity in the local network, therefore this should not be an impediment to development. However, even in the scenario where there is no capacity in the foul drainage network, the Ramboll note also demonstrates that on site solutions are available. Development of Land at Brightlands (North of A30) has the potential to deliver a solution to foul drainage capacity if it is necessary.
- 7.7 The site is well related to the existing settlement of Sutton Scotney and would constitute sustainable development in accordance with the NPPF's presumption in favour of sustainable development.
- 7.8 In summary, based upon the identified opportunities and constraints set out in the Vision Document, the development of the site has the potential to:
- a. Create a residential-led village extension to deliver up to 120 new homes (including 40% (48) affordable homes);
 - b. Provide new areas of open space including formal and informal recreational space for the residents (including children's play) of the new development and existing residents of Sutton Scotney to enjoy;
 - c. Reduce operational energy use by incorporating renewable energy supply such as photovoltaic (solar panels);
 - d. Provide a number of initiatives promoting sustainable and active travel opportunities for new and existing residents;
 - e. Provide improvements to the local footpath network increasing connectivity to local shops and green infrastructure.

- f. Enable new tree and hedgerow planting and deliver net gains in biodiversity (to include in the region of a 34% uplift in Habitat units and 13% in Hedgerow units);
- g. Be 'nutrient neutral'; and
- h. Contribute financially to new infrastructure through s106/Community Infrastructure Levy payments.


7.9 Overall, in planning to meet the future objectively assessed housing development needs of Winchester to 2039, the Council should recognise the merits of the potential for sustainable, residential-led development at the site on the edge of Sutton Scotney, for the reasons set out above.

**APPENDIX 1: SITE PLAN FOR LAND AT BRIGHTLANDS (NORTH OF A30),
SUTTON SCOTNEY**

Response on behalf of Wates Developments Ltd.



LEGEND

 Site boundary (5.276 Ha)



Carter Jonas

PROJECT TITLE

**WATES GROUP
SUTTON SCOTNEY**

DRAWING TITLE

SITE LOCATION PLAN

ISSUED BY	London	T: 020 7016 0720
DATE	12.04.21	DRAWN NM
SCALE@A3	1:1250	CHECKED JC
STATUS	Draft	APPROVED JC

DWG. NO. J0039991_001

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Source: Ordnance Survey

**APPENDIX 2: VISION DOCUMENT FOR LAND AT BRIGHTLANDS (NORTH OF
A30), SUTTON SCOTNEY**

Response on behalf of Wates Developments Ltd.



Wates

Land at Brightlands, Sutton Scotney

Vision Document

April 2021



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Wates

Carter Jonas

Wates Developments Ltd: Land at Brightlands, Sutton Scotney, Hampshire.

Version: 1
 Version Date: April 2021
 Status: Final
 This document has been prepared and checked in accordance with ISO 9001:2000.

Land at Brightlands, Sutton Scotney will be a sustainable new neighbourhood, delivering a mix of attractive new homes in a landscape setting.

The Site will promote health and well-being through the creation of a connected network of informal and formal open spaces for existing and new residents to enjoy, with new habitats created for a net gain in biodiversity.

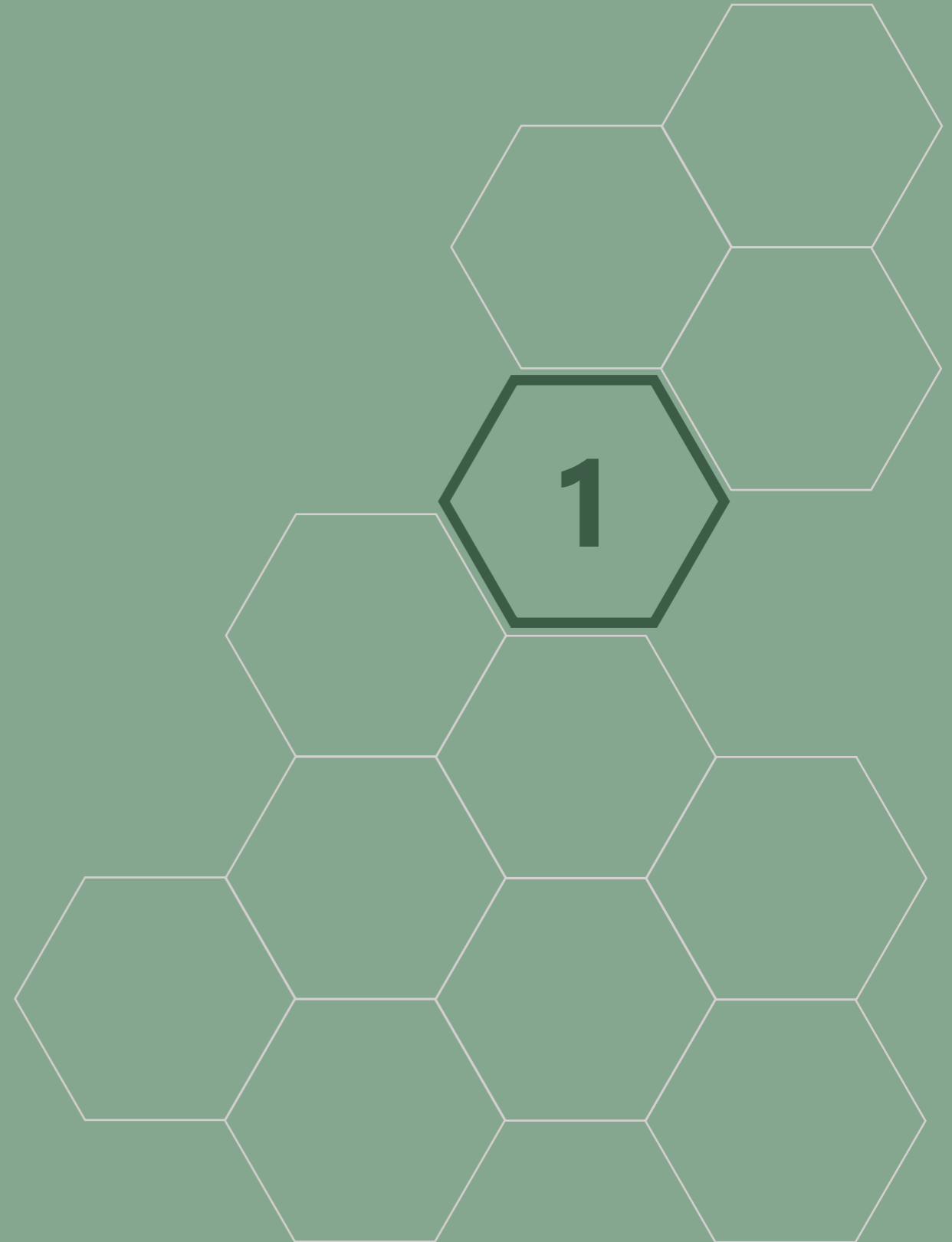
The development will deliver new tree planting to complement retained existing trees and hedgerows. The development will be designed to be accessible by foot and by bike and connect into existing infrastructure. The development will make financial contributions to existing infrastructure in the vicinity of the Site.



Fig 01: View of the Site and Sutton Scotney

1.0 Introduction

- 1.1 Executive Summary
- 1.2 Purpose of the Document
- 1.3 Document Structure
- 1.4 WCC 9 Key Issues
- 1.5 Wates Developments
- 1.6 Wates in Winchester



Introduction

1.1 Executive Summary

This Vision Document sets out the aspirations for residential-led development on Land at Brightlands, Sutton Scotney, where Wates Developments Ltd (Wates) is responsible for development proposals.

This document demonstrates the deliverability of new sustainable development on the site, which is comprehensively masterplanned to accommodate approximately 120 new homes.

The site is approximately 5 hectares in extent and is currently largely in arable use, with some outbuildings at the north of the site.

Project Team

Wates and its project team continues to progress the development proposals for site. The project team comprises:

Carter Jonas

Town Planning & Masterplanning



Transport



Landscape



Ecology



Flood Risk and Drainage



Heritage



Noise, Utilities & Services

The team of specialist consultants has enabled Wates to create a Vision for the site and an illustrative Concept Masterplan which demonstrates how the site could be developed to create high-quality sustainable residential development on the edge of Sutton Scotney.

The site is being promoted as a single opportunity with a comprehensive masterplan, supported by the above technical team.

1.2 Document structure

This document has been structured to clearly demonstrate how the Site at Brightlands can be brought forward for residential development in line with the key issues and priorities from the Winchester City Council Local Plan Strategic Issues & Priorities Consultation.

1.3 Purpose of Document

The principal purpose of this document is to inform the emerging Winchester Local Plan by setting out the case for the allocation of Land at Brightlands as a Strategic Development Area and to confirm that the site is available and deliverable.

In summary, based upon the identified opportunities and constraints set out in this document, the development of the site has the potential to:



120 homes

Create a residential-led village extension to deliver a mix of around 120 new homes in a sustainable location (including affordable homes)



Biodiversity

Create areas that can foster new habitats and deliver net gains in biodiversity



1.73 Ha of open space

For formal and informal recreational space for the residents of the new development and existing residents of Sutton Scotney to enjoy



Carbon Neutrality

Reduce operational energy use by incorporating renewable energy supply such as photovoltaic (solar) panels



New vegetation

Facilitate planting of native vegetation including new trees and hedgerows



Sustainable Travel

Opportunities for electric vehicle charging points and a car club located on site

Fig 02: Key benefits of the Site infographic

1.4 WCC 9 Key Issues

This proposal has been led by the 9 Key Areas of Focus identified within the 'Your Place Your Plan' Issues and Priorities Consultation. These proposals positively respond to all 9 key areas.

-  **1. Carbon Neutrality**
-  **2. Biodiversity and the Natural Environment**
-  **3. Promoting Sustainable Transport and Active Travel**
-  **4. Conserving and Enhancing the Historic Environment**
-  **5. Creating a Vibrant Economy**
-  **6. Living Well**
-  **7. Low Carbon Infrastructure**
-  **8. Ensuring Delivery**
-  **9. Homes for All**

Throughout the document, where one or more of these key issues is identified and/or addressed, the corresponding icon is shown at the top of the page.



Fig 03: WCC's 9 Key Issues

1.5 Wates Developments

Wates Developments is an expert in land, planning and residential development throughout Southern England. The business focuses on securing land and delivering planning consents in sustainable town and country locations, in areas of high demand. The business partners with a number of national housebuilders in joint ventures to deliver much-needed housing developments.

As a family owned business Wates shares a deep sense of responsibility to provide outstanding projects for customers which make a long-lasting difference to the communities in which it works.

Everything we do is guided by our purpose of working together to inspire better ways of creating the places, communities, and businesses of tomorrow. Our goals are to be more sustainable, trusted and progressive, and our people are driven by our behaviours of **'we care'**, **'we are fair'**, and **'we look for a better way'**.

At Wates we are committed to reducing our industry's environmental impact and our five-year Strategy sets out this commitment and how we can be better custodians of the environment and protect our earth's precious resources and habitats for future generations.



Fig 04: Wates Social Credentials

Carbon Neutrality



Ensuring Delivery



Low Carbon Infrastructure



1.6 Wates in Winchester

Wates has been appointed by Winchester Council to deliver 76 high-quality affordable homes in Winnall, Winchester.

This forms part of the city council's plans to regenerate the area and build attractive new homes that reflect the local area and integrate with the surrounding landscape.

Measures to **minimise carbon emissions**, promote renewable energy and manage water effectively will be integral parts of the scheme in order to align with Winchester City Council's aim for the District to be carbon neutral by 2030. The proposed new units are designed to be highly sustainable (AECB Standard) and provide for a high quality living environment for new and existing residents.

The scheme has also been designed to offer enhancements to local green spaces. This will include the a new community park which will include seating, areas to socialise, a play area for younger children and a food growing beds.

Wates Residential and Winchester City Council have made a joint pledge to **provide additional education, employment and training opportunities for local people** as part of their investment in the local area. This will include providing a boost to the Winchester economy by employing local businesses and creating job opportunities for local people.

Cabinet Member for Housing and Asset Management, Cllr Kelsie Learney, said:

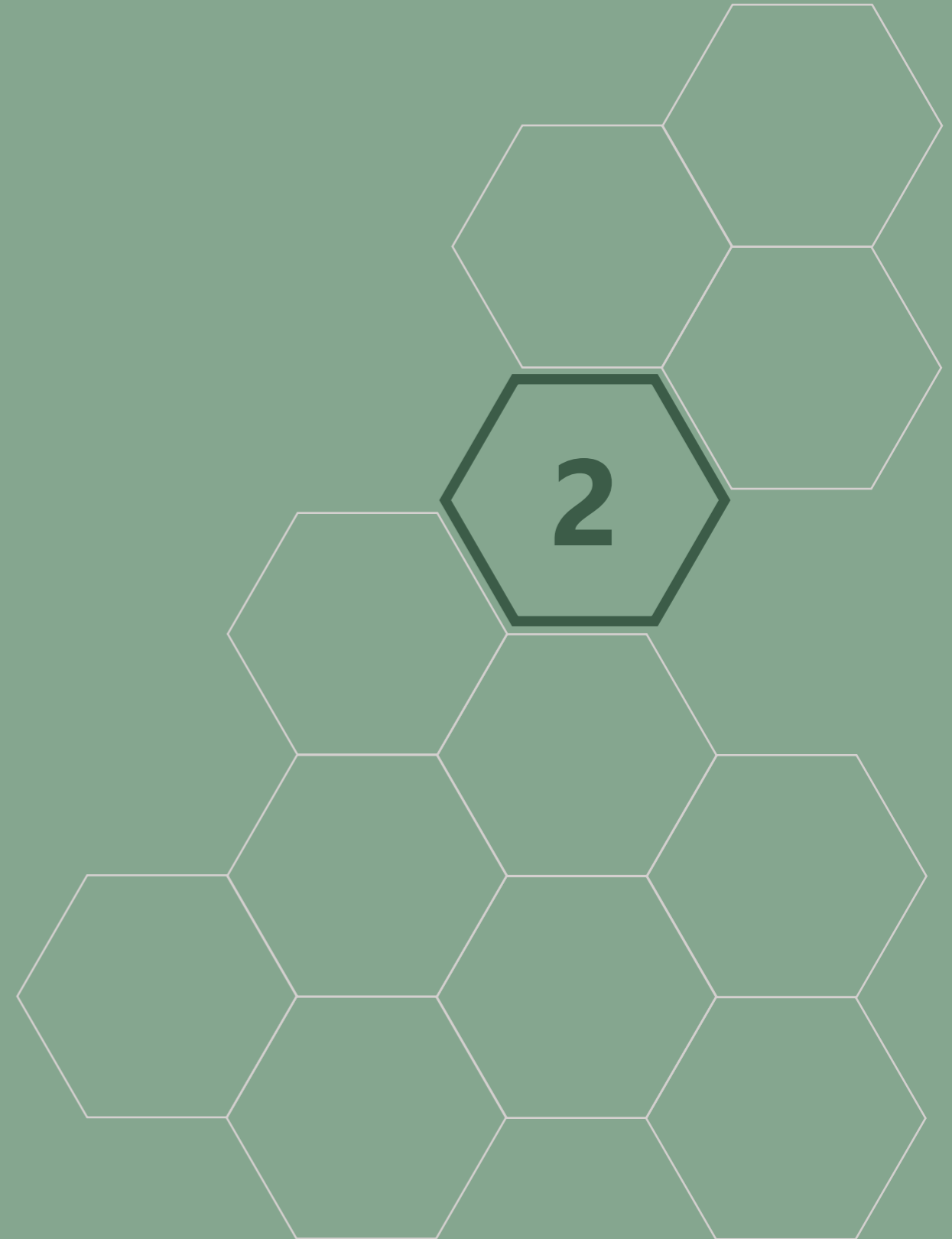
"Working with Wates is a great fit for the city council in helping us achieve our housing, environmental and employment goals. These 76 new homes in the Winchester district will help ensure more of our residents can afford to live in well-designed, energy efficient homes. We look forward to work starting in summer 2021."



Fig 05: Views of the proposed development at Winnall (Wates)

2.0 Context

- 2.1 The Site
- 2.2 Site Photographs
- 2.3 Community Facilities & Accessibility



Context

2.1 The Site

Sutton Scotney is a village located to the north of Winchester, Hampshire. The development site lies to the north of the built up area of Sutton Scotney, and is located to the north of Stockbridge Road West (A30), and east of the A34 and Southbound Roadchef Services. Sutton Scotney is extremely well served by the road network providing easy and quick access into the key employment hubs of Winchester, Southampton, Andover and Basingstoke.

The site is approximately 5 hectares in extent and is currently largely in arable use, with some outbuildings at the north of the site. There are two residential properties at the centre of the site, but these are outside of the site boundary. The site is bounded by mature hedgerows on all sides, although the hedgerows to the west (adjacent to Sutton Scotney Services) and to the east (along the disused railway line) are much thicker than normal hedgerows having been augmented with additional trees and shrubs. These hedgerows will be maintained and enhanced as part of the proposals.

South of the A30 is housing at Sutton Park Road and Saddlers Close, and the centre of Sutton Scotney lies to the south east of the site on Oxford Road. To the east of the site is a service station and convenience store, and to the west is Sutton Scotney Services. North of the site is a horse paddock with a residential property in its north east corner, and to the north of this field is the residential development at Wessex Park. A public footpath runs along the western edge of the site.

The principal purpose of this document is to inform the emerging Winchester Local Plan by setting out the case for the allocation of Land at Brightlands as a Strategic Development Area and to confirm that the site is available and deliverable.

Land at Brightlands is considered to be a sustainable location for new development that is able to connect into and enhance existing infrastructure, as part of a sustainable new residential development. The site has the potential to deliver around 120 new homes which would make a significant contribution to the identified local housing need.

Wates welcomes the Strategic Housing and Employment Land Availability Assessment 2020 assessment of the site which identifies that the site is suitable, available and achievable for housing development. This site is the only site located within Wonston in the SHELAA 2020 where there were no identified environmental or historical constraints.

Therefore, in order to meet the pressing local need, development of this site is considered necessary.

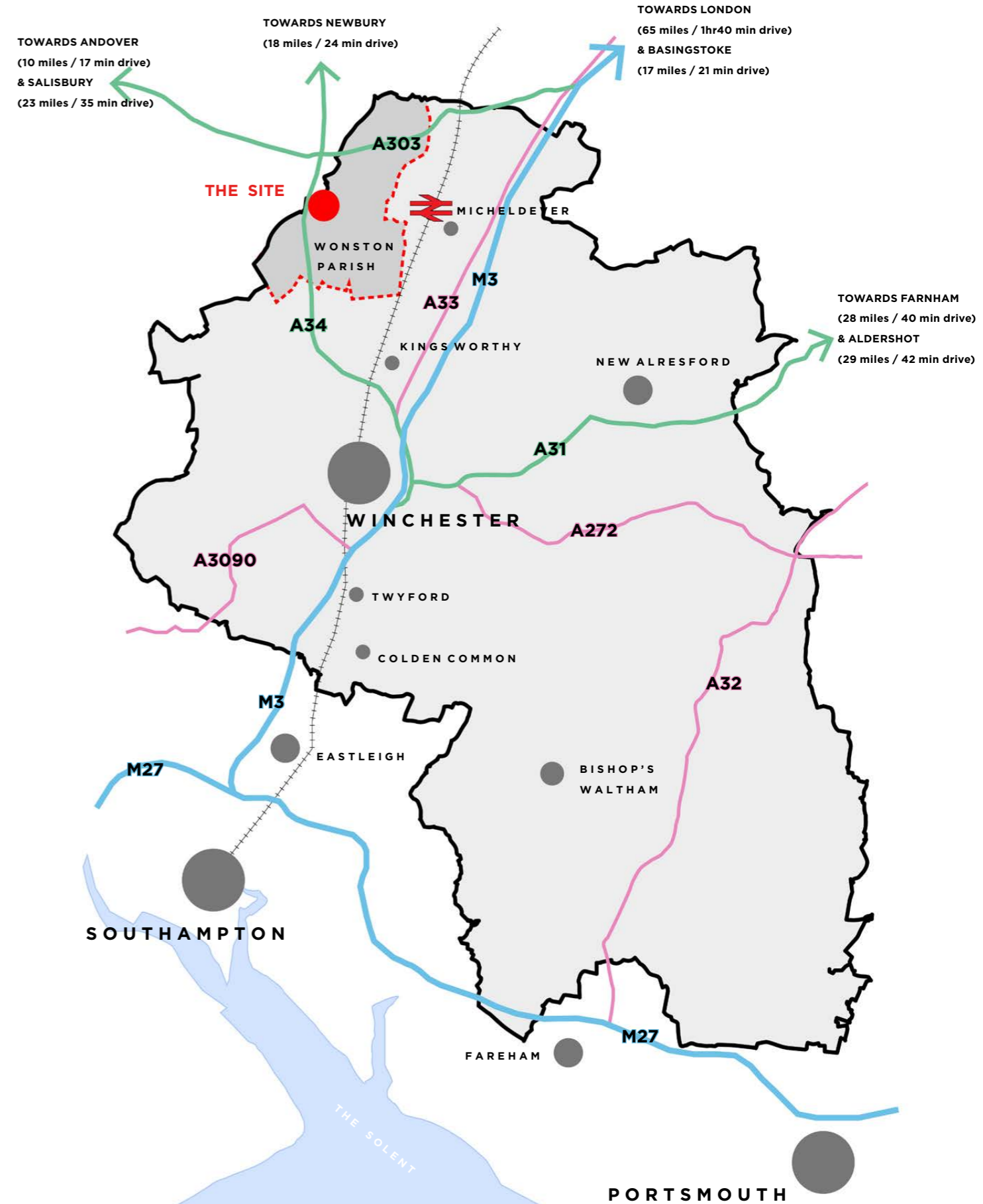


Fig 06: Site Location in Winchester District

2.2 Site Photographs



1. View across the Site looking north east from the existing access road to Brightlands and Brightlands Cottage
2. Existing mature vegetation along the Site's boundary with the A30
3. View across the Site looking west towards the Site's western boundary
4. Existing request stop for buses on the A30 adjacent to the Site's southern boundary



5. View east along the A30, with the Site on the left
6. View north along the existing access road for Brightlands and Brightlands Cottage
7. View across the Site from the south west corner, looking north east and showing existing structures on Site
8. View towards Brightlands Cottage from the Site's western boundary
9. View west along the A30 showing existing pedestrian infrastructure on the southern side of the road, and mature vegetation on the Site boundary.

Fig 07: Site photographs 1-4

Fig 08: Site photographs 5-9



2.3 Community Facilities & Accessibility

There are a number of local services and amenities within walking distance of the site, which make it a sustainable location for new development. These existing services and facilities include:

1. The Coach and Horses Public House
2. Gratton General Practice Surgery
3. Victoria Hall
4. Egg Day Nursery and Child Care
5. Little Oaks Pre-School & Day Care
6. Sutton Scotney Fire Station
7. Naomi House and Jacks Place Hospice for Children and Young Adults
8. Sutton Manor Nursing Home
9. Dever Stores & Post Office
10. Texaco Petrol Filling Station / MOT Repairs / Used Car Dealership
11. The Gratton Recreation Ground
12. Children's Play Area
13. Allotments
14. A34 Services (southbound and northbound)

The closest primary school is in South Wonston.

The 86-bus route operates from Winchester to the outskirts of Basingstoke, via Sutton Scotney. The bus stop is located at the Coach and Horses Public House.







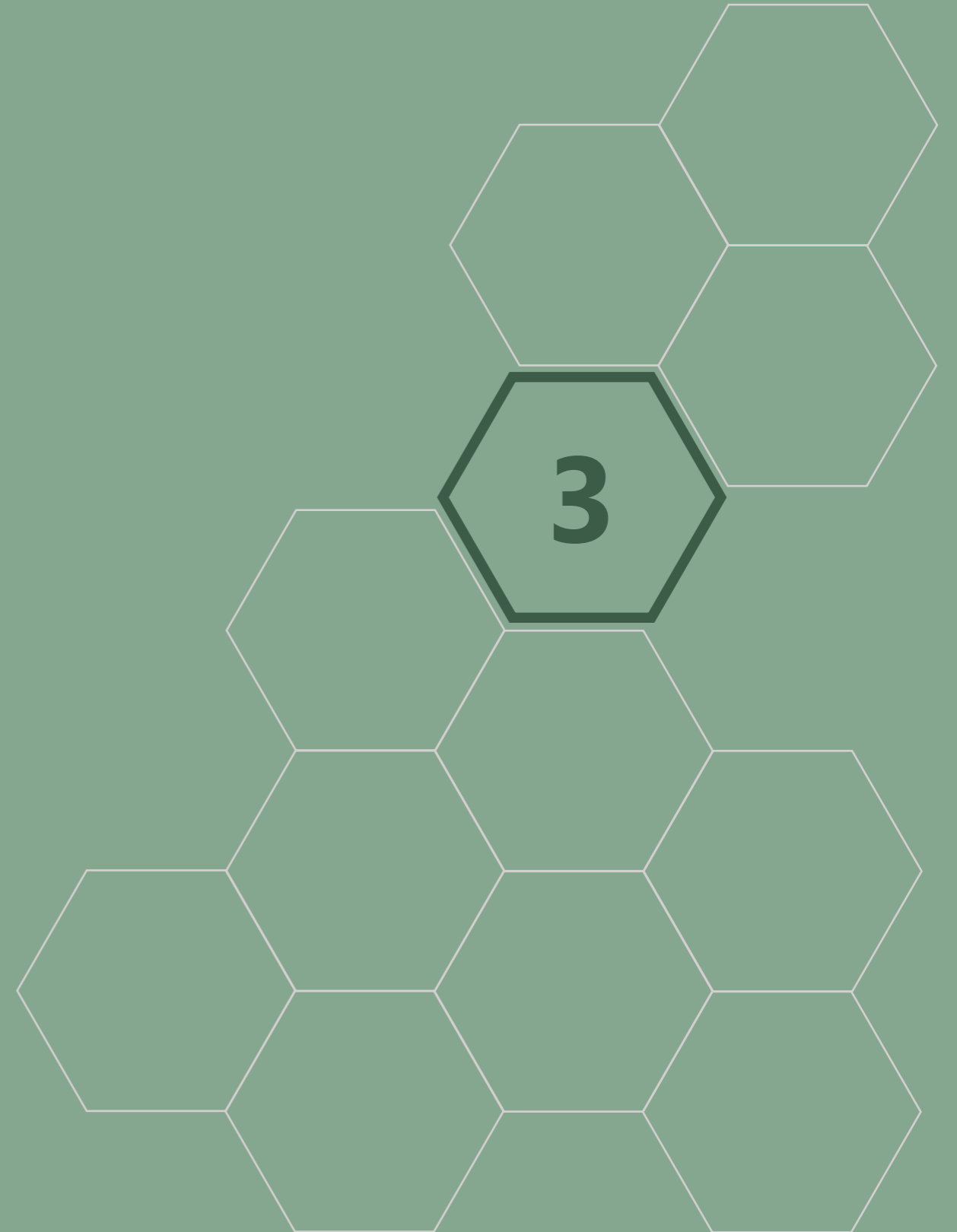
-  Site boundary (5.276 Ha)
-  Sutton Scotney Conservation Area
-  Bus stop
-  Public right of way

Fig 09: Community facilities plan

3.0 Site Delivery

- 3.1 Summary of Technical Reports
- 3.2 Considerations Plan



Site Delivery

3.1 Summary of Technical Reports

Landscape & Visual

- The site is not within any national or local landscape designations and there are no such designations close to the site
- There is a visual influences of the houses to the south of the site as well as the A30 and A34
- The site is visually contained by existing mature hedgerows on all sides

A landscape review has been undertaken by SLR Consulting and the assessment principles used follows the guidance in the Landscape Institute’s “Guidelines on Landscape and Visual Impact Assessment”, 3rd Edition, (GLVIA3, 2013).

The site is typical of the Test Valley character area in that it is a small scale, enclosed arable field in the valley floor. The site is of low landscape and visual value. There is the visual influence of the housing development at Sutton Park Road and Saddlers Close to the south of the site as well as the A30 and A34.

The existing hedgerows and tree belts which are to be maintained are very robust and consequently there is little need for additional mitigation.

Historic Environment

- The development would not be visible in relation to any of the listed buildings within Sutton Scotney
- The A30 and housing development at Sutton Park Road and Saddlers Close forms a barrier between the site and Sutton Scotney.
- The sensitive design of the site and the existing screening will ensure that Sutton Scotney will be allowed to group whilst retaining its individual identity and rural character.

Turley Heritage have been appointed to provide a Built Heritage Appraisal and provide advice on the potential built heritage implications for residential development at the site.

The proposed development is located approximately 40m north of the Sutton Scotney Conservation Area, which includes a number of listed buildings within its boundary.

It is anticipated that the development would not be visible in relation to any of the listed buildings within Sutton Scotney. This is due to the existing screening afforded by the changing topography, intervening built form and mature vegetation. The A30 also forms a barrier between the site and Sutton Scotney, further separating it from the conservation area and listed buildings.

Promoting Sustainable Transport and Active Travel



Flood Risk & Drainage

- Sustainable drainage solutions (SuDS) will be implemented on the site
- A diversity of SuDS will be implemented to maximise the benefits to water quality and biodiversity and will be sized to manage the 1 in 100 year rainfall event including a 40% allowance for the anticipated future effects of climate change

Sustainable drainage solutions (SuDS) will be implemented on the site to manage increases in surface water runoff as a result of the proposed development, improve the water quality particularly in runoff from trafficked areas, and to create spaces for people to enjoy and nature to thrive. Surface water runoff from the impermeable areas of the site will be collected via permeable paving, swales and point drainage systems, and conveyed to above and below ground storage solutions which may include permeable sub-bases, cellular storage, ponds and pocket wetlands.

A diversity of SuDS will be implemented to maximise the benefits in terms of land take, water quality and biodiversity, and will be sized to manage the 1 in 100 year rainfall event including for a 40% allowance for the anticipated future effects of climate change.

Foul water generated by the site will be conveyed via a below ground piped network to a site. The package treatment plant will serve the entire proposed development. Consultation is underway with package treatment plant suppliers in order to select a solution for the site which optimises the standard of treatment provided and includes for the removal of nitrates from the treated effluent.

Conserving and Enhancing the Historic Environment



Biodiversity and the Natural Environment



Sustainable Development

- The site will reduce operational energy use by incorporating renewable energy supply such as including photovoltaic (solar) panels on the dwellings.
- The site offers a number of initiatives promoting sustainable travel for the occupants of Sutton Scotney
- The site is located in close proximity to a number of local services and facilities and the proposed development could support rural vitality
- The site will deliver a Biodiversity -gain and is nutrient neutral.

Land at Brightlands, Sutton Scotney will be a sustainable neighbourhood which has been designed around the Climate Emergency and the Council’s 9 Key Areas of Focus. The proposals are committed to integrating the principle of Carbon Neutrality into the scheme and welcome discussions with the Council in order to maximise these opportunities.



Ecology & Nitrate Neutrality

- The existing arable cultivation on the land is suppressing the ecological interest on the site.
- The proposals present a significant opportunity for ecological habitat enhancement and creation and exceed biodiversity net gain requirements.
- The existing arable land use is associated with a high nitrate current use value. The cessation of this activity in combination with an onsite package treatment plant will be effective in ensuring the proposals are nitrate neutral.



Fig 10: Dark Green Fritillary on Musk Thistle (EPR Ecology)

As the site is currently under a modern arable farming regime that is biodiversity-poor, a significant Biodiversity Net Gain is achievable from habitat creation and enhancement of existing habitats in conjunction with the proposed development if the site is allocated.

Surveys for protected species would be carried out as normal prior to any planning application, but at this stage it is not predicted that there are any insurmountable constraints to the proposed development. It is anticipated that species specific enhancement measures will be secured as a result of the proposed development

Preliminary calculations using Defra's Version 2.0 Biodiversity Metric indicate that an uplift in Habitats Units in the region of 34% and an uplift in Hedgerow Units in the Region of 13% should be achievable. This will be delivered through a variety of interventions including creation of significant areas of species and wildflower-rich lowland calcareous (chalk) grassland and ponds - both of which are 'Priority' habitats for nature conservation under Section 41 of the Natural Environment and Rural Communities Act 2006, as well as being sought by Local Biodiversity Action Plans for Winchester City Council and Hampshire County Council.

Preliminary assessments and discussions have found that an onsite package treatment plant will be effective in removing a significant proportion of nitrogen pollution from any wastewater produced by the proposed development. Additionally, as the site itself is currently used for intensive arable agriculture. The cessation of this agricultural activity and its associated fertiliser use will cause a drop in nutrient runoff into the Test that will further help to offset the proposals and make nutrient neutrality achievable.



Fig 11: Species Rich Grassland & Wildlife Pond (EPR Ecology)

Meeting Local Housing Need

- Wonston Parish Council has identified a need for affordable housing in the Parish and has made contact with the landowners this site to help to find a solution to meeting these affordable housing needs.
- A Wonston Parish Housing Report (6th January 2021) identified that there were a total of 33 active applications with a qualifying local connection to the Parish.
- The current Winchester Local Plan Part 1 (2013) and Local Plan Part 2 (2017) did not support Wonston Parish council in meeting their local housing need and address rural unaffordability
- Since 2016 only 2 affordable housing units have been delivered in Sutton Scotney.
- The proposals will allow local people to remain in an area where they have an existing network of family, work and social activity.

Housing affordability in Winchester, particularly in the rural areas is a real problem. The area around Sutton Scotney is a clear example of this, and the challenge is greater here than the authority average. In January 2021, Wonston Parish Council reported that there is the need for affordable housing in the Parish, there are 33 active housing applications with a qualifying local connection to the Parish. In response to this, the Parish have identified this site as suitable for development written to the landowners to help find a solution to meeting these housing needs.

Winchester's Part 1 & Part 2 Local Plans identified housing allocations for a number of Market Towns and Rural Areas. Only one (New Alresford) of which supported new housing in a 'Northern Parish' - the others being located in Winchester and surrounding Parish or the 'Southern Parishes'.

In Sutton Scotney more specifically, since 2016, just one planning consent (reference 16/00999/FUL at the Old Station Yard, Oxford Road) has included any level of Affordable housing provision. This provision is of only two affordable homes, and 7% of the total (27 dwellings). Two affordable dwellings in five years is less than minor.



Fig 12: Wates Developments Joint-Ventures

These proposals constitute a proportionate development on the edge of Sutton Scotney and have been designed with sustainability and the climate emergency at the forefront. The site would help improve the availability of affordable housing in an area where there is an identified need and historic underdelivering whilst also supporting the existing services and facilities. Delivering new houses in Sutton Scotney is essential to ensure that local people have the opportunity to remain in an area where they have an existing network of family, work and social activity.



Highways and Sustainable Transport

- A pre-app with Hampshire County Council, the Highway Authority, provided positive feedback in relation to the development proposals from a highways and transportation perspective.
- The site is within a comfortable and walking and cycle distance to the existing services and facilities in Sutton Scotney as well as the existing public transport network.
- The proposals come forward with a host of initiatives to increase the sustainable travel opportunities and discourage private car usage for new and existing residents.

The site is located to the north of Stockbridge Road West (A30), and east of the A34 and Sutton Scotney service station. The centre of Sutton Scotney is approximately 400m 'as the crow flies' to the south of the site, within a comfortable walk and cycle distance.

There are a number of local amenities within Sutton Scotney, which are accessible by more active and sustainable travel options, including a convenience store, a doctor's surgery, two day nurseries and a number of recreational/leisure facilities. The site is located close to a network of good sustainable transport links including Public Rights of Way (PRoW), pedestrian and cycle routes. These provide access to existing bus stops along Oxford Road, which benefit from regular services between Winchester and Whitchurch.

Hampshire County Council as the Highway Authority have provided positive feedback in relation to the development proposals from a highways and transportation perspective.

Connectivity

The development will be integrated into the existing sustainable transport network. To achieve this the proposals includes a new 2 metre footway on the northern side of Stockbridge Road West which extends westwards up to the existing PRoW; and eastwards to connect to the existing footway beyond the former railway bridge abutment.

A pedestrian dropped kerb crossing point is also proposed to the west of the site to allow pedestrians to cross Stockbridge Road West, this will provide a link between the two PRoW. The internal layout will connect to existing PRoW which runs along the western boundary of the site, for the benefit of existing users and new communities.

Opportunities exist for the proposed footway on the north side of Stockbridge Road West (along with the existing footway on the south side) to be widened and upgraded to provide a footway/cycleway.

Integration of the site with existing walking and cycling routes and bus stops will ensure genuine active and sustainable travel opportunities are available to future residents to access everyday amenities in Sutton Scotney.



Fig 13: Example of electric car charging points

Site Access

The proposed vehicular access to the site, will be designed to provide safe and secure access for all users and to ensure they cater for the level of traffic associated with the development, as well as future growth. The proposals include modifications to the existing A30 / Oxford Road roundabout which allows an additional arm to be provided to serve the development site.

The proposed modifications include minor re-alignment of all arms in order to accommodate the additional fourth arm and positioned to ensure appropriate sightlines are achieved. The layout also includes provision for pedestrians to cross at all arms of the roundabout, providing access to the village facilities on the southern side of Stockbridge Road West.



Fig 14: View of existing roundabout between the A30 and Oxford Road

Traffic Impact

This modest level of traffic impact is unlikely to result in a significant impact on the operation of the local transport networks. The traffic impact of the proposals will be assessed fully through the planning application process. Sustainable Travel

The proposals include a number of initiatives in order to encourage sustainable travel, these include:

- Car club membership and a car club vehicle on-site
- Electric vehicle charging facilities (including for e-bike)
- High quality secure cycle parking facilities
- Vouchers that can be used towards cycling equipment and repairs
- Travel vouchers for use on public transport
- High speed broadband and home office provision
- A central secure location for home deliveries, including chilled and frozen food
- Community car share database

To further support the sustainable travel, a bespoke community bus service could be provided, which could adapt depending on demand and provide links to Winchester town and railway station, schools and local employment centres in addition to the existing Community Transport Service and Winchester Dial-a-Ride.

Car Club Benefits

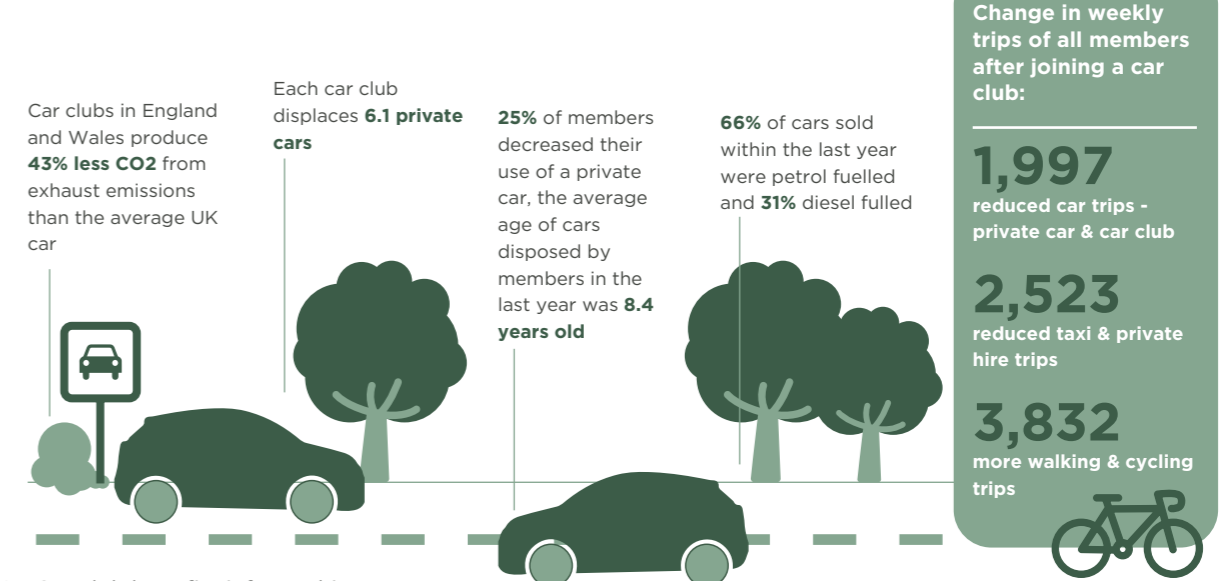


Fig 15: Car club benefits infographic



3.2 Considerations Plan

The plan opposite illustrates the key characteristics identified through the contextual and technical analysis of the Site explained in earlier sections of the document.

LEGEND

Existing Features






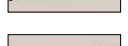







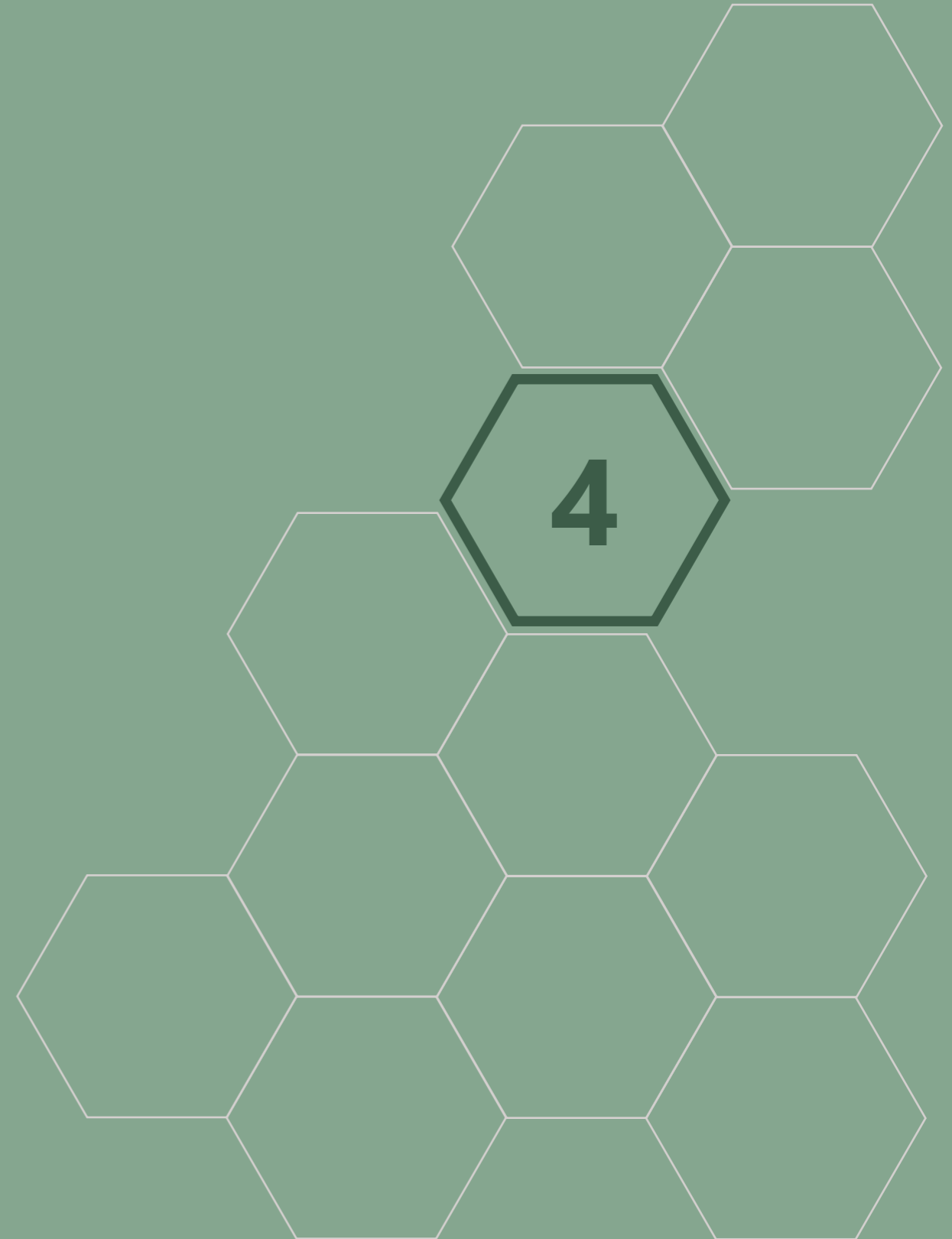
-  Site boundary (5.276 Ha)
-  Existing trees
-  Hedgerow
-  Potential site access
-  Overhead LV cable
-  Landfall
-  Public right of way
-  Sensitive boundary to existing dwellings
-  Existing access to dwellings from A30
-  Access to existing dwellings
-  Surface water flooding: medium risk
-  Surface water flooding: low risk
-  Existing drain



Fig 16: Technical considerations plan

4.0 Design

- 4.1 Concept Plan
- 4.2 Key Principles
- 4.3 Visualisation of Proposals
- 4.4 Summary



Homes for All 

Biodiversity and the Natural Environment 
 Promoting Sustainable Transport and Active Travel 

Ensuring Delivery 
 Living Well 

4.1 Concept Plan

The high level concept plan illustrates potential residential development zones, with their positioning defined by the open space, access and circulation strategies.

LEGEND

-  Site boundary (5.28 Ha)
-  Site access from Stockbridge Road W (A30)
-  Proposed altered roundabout between A30 and Oxford Road
-  Development areas: high density
-  Development areas: medium density
-  Development areas: low density
-  Potential link through to public right of way
-  Potential building frontage location
-  Existing trees
-  Proposed trees / planting
-  New buffer planting to screen long views from the north to the site
-  Retained existing access to dwellings from A30
-  Access to existing dwellings
-  Potential areas of open space
-  Potential location of surface water attenuation feature
-  Potential location of children's play area
-  Proposed pedestrian crossing point
-  Potential feature building



Fig 17: High level concept plan

Homes for All 

Biodiversity and the Natural Environment 
 Promoting Sustainable Transport and Active Travel 

Ensuring Delivery 
 Living Well 

4.2 Key Principles

1. Access to the Site achieved by reconfiguring the existing roundabout between the A30 and Oxford Road
2. Enclosing the Site and reducing the visual impact of development with a new planted buffer along the northern boundary
3. Creation of a network of connected open spaces, providing opportunities for biodiversity, recreation and play
4. A hierarchy of streets, with a key central route and smaller informal streets serving new dwellings
5. Opportunities for areas of surface water attenuation on lower lying areas of the Site
6. Potential links in to the improved public right of way to the west of the Site to provide new walking routes through the Site and out to the countryside
7. Gateway buildings at the Site entrance
8. Marker buildings in key locations to help with legibility
9. Planting and vegetation around the existing Brightlands and Brightlands Cottage to protect amenity
10. New open space/wildflower planting areas/allotments accessible to the new and existing community
11. New vegetation along the Site's southern boundary to retain the character and protect existing planting along the A30
12. New pedestrian crossing to facilitate walking in to Sutton Scotney



Fig 18: Concept Plan: key principles

4.3 Visualisation of Proposals



Fig 19: Visualisation of proposals

4.4 Summary

This document has demonstrated that a high quality new residential extension can be delivered on the site at Brightlands, Sutton Scotney. The list on the opposite page demonstrates how the proposals accord with the key issues identified by Winchester City Council in the Local Plan Strategic Issues & Priorities Consultation.

In summary, the development has the potential to:

- Create a residential-led village extension to deliver around **120 new homes** in a **sustainable location** (including affordable homes);
- Provide new areas of **open space** including formal and **informal recreational space** for the residents of the new development and existing residents of Sutton Scotney to enjoy;
- Enable **new tree** and hedgerow planting;
- Opportunities for electric vehicle charging points and a car club vehicle located on site;
- Deliver **net gains in biodiversity**; and
- **Contribute financially to new infrastructure** through s106/Community Infrastructure Levy payments.

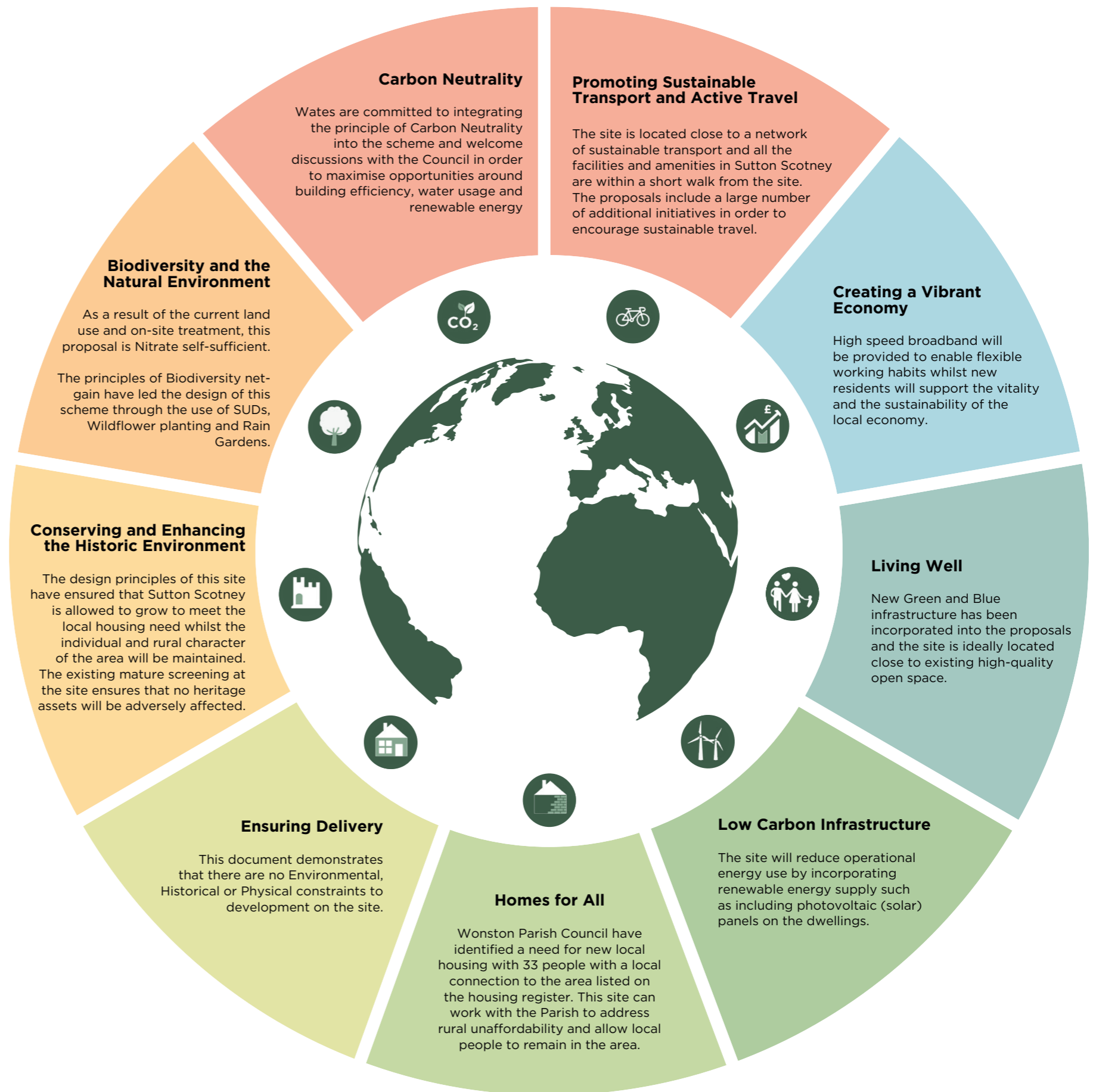


Fig 20: WCC's 9 key issues

Appendices

Appendix A: List of Figures



Appendix A: List of Figures

- Fig 01: View of the Site and Sutton Scotney
- Fig 02: Key benefits of the Site infographic
- Fig 03: WCC's 9 Key Issues
- Fig 04: Wates Social Credentials
- Fig 05: Views of the proposed development at Winnall (Wates)
- Fig 06: Site Location in Winchester District
- Fig 07: Site photographs 1-4
- Fig 08: Site photographs 5-9
- Fig 09: Community facilities plan
- Fig 10: Dark Green Fritillary on Musk Thistle (EPR Ecology)
- Fig 11: Species Rich Grassland & Wildlife Pond (EPR Ecology)
- Fig 12: Wates Developments Joint-Ventures
- Fig 13: Example of electric car charging points
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- Fig 16: Technical considerations plan
- Fig 17: High level concept plan
- Fig 18: Concept Plan: key principles
- Fig 19: Visualisation of proposals
- Fig 20: WCC's 9 Key Issues

Wates 

Carter Jonas

Mayfield House
256 Banbury Road
Summertown
Oxford
OX2 7DE

APPENDIX 3: RAMBOLL TECHNICAL DRAINAGE NOTE

Response on behalf of Wates Developments Ltd.

MEMO

Project name **Land at Brightlands Farm**
 Project no. **1620008538**
 Client **Wates Developments Ltd**
 Memo no. **00001**
 Version **2.0**
 Title **Approach to Foul Water Treatment, Land at Brightlands Farm, Stockbridge Road West, Sutton Scotney, SO21 3FE**
 Doc Ref **1620008538-RAM-ME-WA-00001_2.0**

1 Background

Date 29/07/2022

Ramboll have been instructed on behalf of Wates Developments Ltd to carry out appraisal with regards to the treatment of foul water flows from the proposed Brightlands Farm development at Stockbridge Road West, Sutton Scotney, SO21 3FE (National GR 446287, 139877) 'the Proposed Development'. This memo sets out a summary of steps taken in determining the most appropriate pathway for treatment of foul waste resulting from the Proposed Development.

2 Summary of Key Steps to Date

According to Environment Agency (EA) guidance¹, waste water should be discharged to the public foul sewer whenever it's reasonable to do so. In correspondence with Ramboll (email dated 19th November 2021) the EA have confirmed that were the Proposed Development to go forwards the applicant would be expected to follow the hierarchy of connection to the mains sewer as first option as set out in Table 2.1 below:

Ramboll
 Clockwise,
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 Southernhay West,
 Exeter,
 Devon,
 EX1 1TS
 United Kingdom

T +44 1392 440 600
<https://uk.ramboll.com/environment-and-health>

Table 2.1: EA Hierarchy of Preference for Foul Water Treatment²

<i>1: Connection to mains sewer.</i>
Following confirmation from the sewerage undertaker of suitable capacity, a formal sewer connection application would be made to the sewerage undertaker, prior to construction works.
<i>2: Improvements to the sewerage network</i>
Were suitable capacity unavailable, consultation should be carried out with the with the sewerage undertaker to determine the potential for improvements to the sewerage network to enable connection.
<i>3: Application to the EA for a permit to discharge</i>
If there is a good reason why connection cannot be made to the public foul sewer then then the applicant must apply to the EA for a permit to discharge from any onsite sewerage system.

¹ [Discharges to surface water and groundwater: environmental permits](#)

² Based on EA guidance [Discharges to surface water and groundwater: environmental permits](#) and Southern Water guidance for [sewer connection applications](#)

In deciding whether to issue a permit to discharge from private treatment works (rather than connect to the public sewer) the EA assessment of what is reasonable takes into account:

- the comparative costs of connecting to public sewer and installing a private sewage treatment system
- any physical barriers that would prevent connection to the public sewer
- any environmental benefits that would arise from installing a private sewage treatment system such as the reuse of treated effluent

The EA also consider the proximity of the development to a public foul sewer.

Following advice from the EA, Southern Water (the sewerage undertaker in the area) were consulted by Ramboll and a pre-application enquiry was submitted to Southern Water to determine whether capacity could be provided for a connection to the public sewer. Southern Water have responded (letter dated 27th July 2022, Appendix 1) to indicate that capacity for flows of 1.08 l/s could be accommodated, which is sufficient capacity to support a development of 120 units immediately i.e. the quantum of development set out in the Vision Document submitted by Wates Developments in April 2021.

We are aware that Southern Water have also engaged with Wonston Parish Council regarding proposed infrastructure upgrades to connect the current Sadlers Close facility to the Harestock WWTW, however the most recent correspondence from Southern Water demonstrates that the development can be accommodated prior to any upgrades. As part of our on-going engagement with Southern Water we will continue to explore whether the contributions the development can make to support the wider infrastructure upgrades to benefit the village.

Whilst Southern Water have stated that there is sufficient capacity to accommodate the development on 27th July 2022, if this position was to change for any reason, our consultation with the EA has demonstrated that in line with the hierarchy of connection, an on-site package treatment plant could be supported.

3 Timeline for Foul Water Treatment Appraisal

Table 2.1 summarises steps that have been taken in order to determine the appropriate methodology for the accommodation of foul flows from the Proposed Development. Further steps to the submission of a formal Sewer Connection (S106) application are set out.

Table 3.1: Completed and Proposed Steps

Step	Completed Yes / No	Date Completed
Initial correspondence with the Environment Agency	Completed	November 2021
Initial Consultation with Southern Water	Completed	March 2022
Southern Water Level 1 Capacity Check Enquiry	Completed	Response Received July 2022
Confirmation of site capacity requirements	Future Step	TBC
Strategy for peak-flow attenuation	Future step	TBC
Assessment of Nutrient Neutrality requirements	Future step	TBC

Application for approval for a connection to the public sewerage system	Future step	TBC, to be submitted with a planning application
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Information provided by Southern Water indicates that capacity for up to 120 units is available for future connection to the foul water sewer, subject to confirmation of site capacity requirements and the requirements of a formal Sewer Connection (S106) application.

APPENDIX 1: SOUTHERN WATER LEVEL 1 CAPACITY CHECK ENQUIRY



Jonathan Thorp
Ramboll
Broadwalk House
Southernhay Way
Exeter
Devon
EX1 1TS

Your ref

Our ref
DSA000012348

Date
27 July 2022

Contact
Tel 0330 303 0119

Dear Mr Thorp,

Level 1 Capacity Check Enquiry: Land at Brightlands Farm, Stockbridge Road West, Sutton Scotney, Hampshire, SO21 3RA.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **1.08 l/s** for the above development at manhole reference SU4639**3704**. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

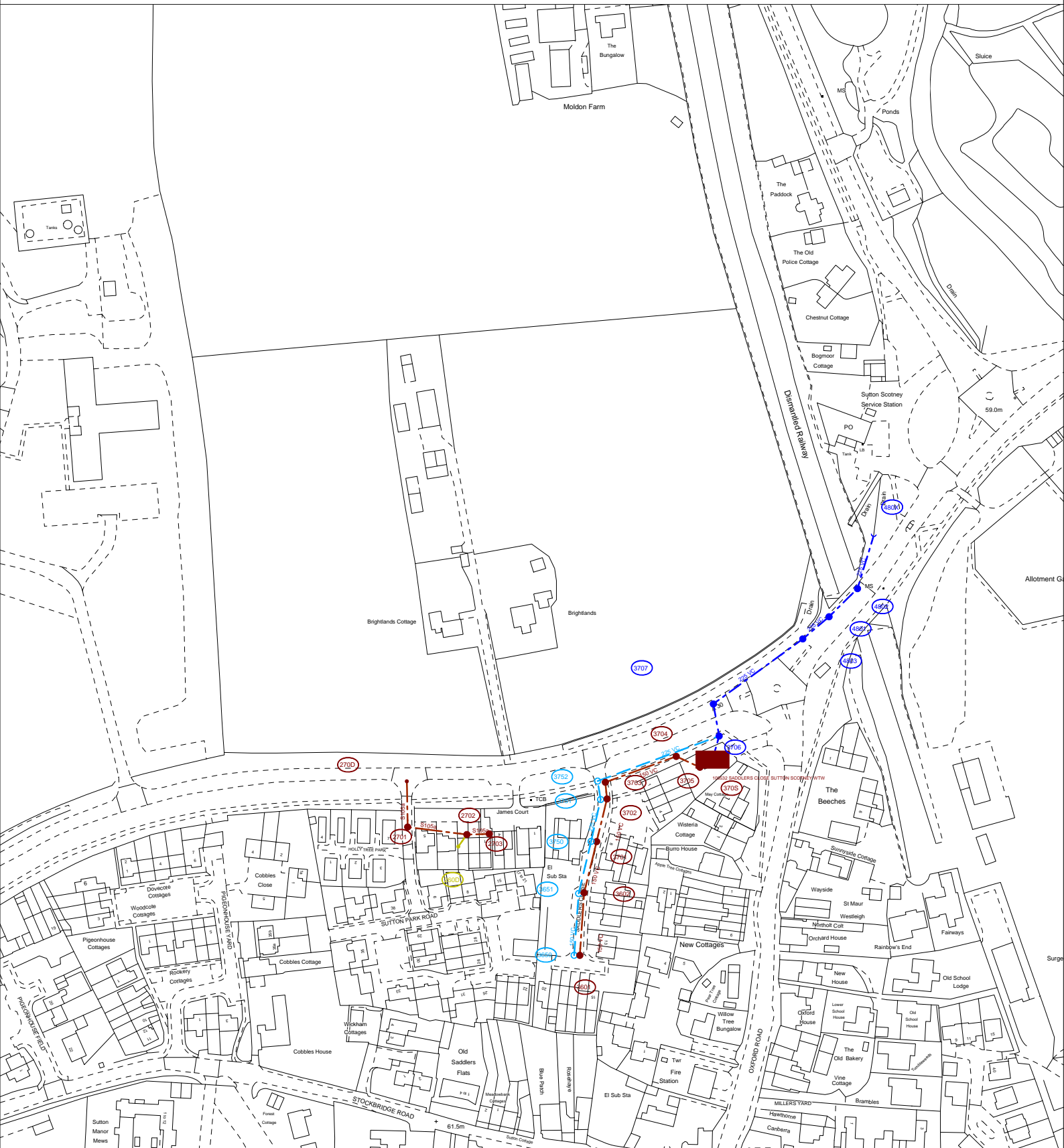
Should it be necessary to contact us please quote our above reference number relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU4639NW

Scale: 1:2500

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: Prashanth

Date: 21-6-2022

Site Plan

Requested By:

