



MATTER 8 - POLICY CC4

EIP – WINCHESTER
DISTRICT LOCAL PLAN
2020-2040

Mr A C Partridge
BSc (HONS) DIP UP

Client	Clay Family
ID	ANON-AQTS-32MY-4
Date	3 April 2025
Ref	WIN/1993/AP

Southern Planning Practice Ltd

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- 1.1 This Statement is made on behalf of the Clay Family, in response to the matters, issues and questions raised in ED13 Inspector's Note V2 in relation to the Stage 1 Hearings.
- 1.2 This Statement accords with the guidance issued by the Inspector in ED14
- 1.3 This Statement focuses on Matter 8, specifically policy CC4. The Clay Family supports the allocation on Land Adjoining 85 Church Lane but does take issue with the phasing.

Q1 Would the phasing of development until 2030 be justified by the evidence?

- 1.4 The issue is raised more generally in Matter 4 and the Inspector is referred to in the Clay Family's Statement on this matter.
- 1.5 The LPA's reason for phasing the development of greenfield sites is to smooth the housing completion rate to ensure that there is not a housing supply shortfall from 2030 and beyond. However, given the proposed allocation is for around ten units, the development if released early will not significantly affect the housing trajectory and therefore the risk that the LPA has identified with an oversupply is small.

Q2 Would policy CC4 and its supporting text be effective in controlling development in relation to underground water infrastructure?

- 1.6 This is a matter for the LPA to address.

Q3 Given the site constraints, including the listed buildings and ancient oak trees fronting Church Lane, would the indicative site capacity be justified by the evidence?

- 1.7 The site extends to over 0.8 hectares. The average density of development for a 1 hectare site is around 40 dwellings per hectare. The proposed density of around 10 dwellings would give a density of 12.5 dwellings per hectare which is a low density. As the allocation does not proscribe an exact number of units there is flexibility built into the allocation to allow the density to be adjusted to address more easily the site's constraints.
- 1.8 There is sufficient room to accommodate an access without affecting the frontage trees and to set the housing further back from the road away the trees. The nearest listed building, Keepers Cottage, is somewhat removed from the site being set on the other side of the road, a little to the west, amongst housing. The road is lined with trees and hedges and the vegetation together with the road itself helps provide a visual separation from the listed

building. While the setting is an important consideration, its sensitivity is not high given the context of the listed building and the proximity of the site. Therefore, there is a degree of flexibility.

- 1.9 An illustrative layout is attached at Appendix A which shows an option for a scheme of 9 detached houses with plenty of open space around the buildings, between the buildings and trees and between the access and trees. The amount of space available means that there is plenty of scope to vary the layout with a different configuration of the built form to open space allowing for the constraints to be addressed. The amount of open space allows for BNG to be met on the allocation site if needs be which based on the illustrative layout is calculated as 79.3% (habitat units) and 36.14% (hedgerow units) details of which have been forwarded to the LPA.

APPENDIX A

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Fig1. Bench with a view.

Issue: G
Project: Colden Common - Church Lane
Drawing Name: Proposed Sketch Site Plan
Drawing No: 000/ SK01
Date: 15 December 2022
Scale: 1:500 @ A3



Address: [Redacted]
Email: [Redacted]
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Floor Area
Plots 1, 6, 7, & 8 (4 Bed) @ 122sqm/plot
Plots 2, 3, & 4 (3 Bed) @ 92sqm/plot
Plots 5, & 9 (3 Bed single storey) @ 80sqm/plot
Total = 924sqm / 9,945sqft
Redline Site Area = 0.5ha

0 25 50m
1:1000