

## Policy W11: University of Winchester/Royal Hampshire County Hospital

### Overview of Comments:

**Support - 5**

**Neither support or object - 5**

**Object - 38**

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments in support of Policy W11 – University of Winchester/Royal Hampshire County Hospital</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKJ6-A	Pleased to note the approach to masterplanning for the area - why has a similar approach not been specified for Winnall and Bar End, while that for the station area needs to be more inclusive.	Comments noted: In terms of Winnall it is not expected that there will be the need for a masterplan as it is unlikely that there will be the level of change in this area that would warrant a masterplan. Likewise, Bar End is a relatively small site and as such it will not be necessary to produce a masterplan. Also, policy D5 would apply and requires masterplans where appropriate. <b>Recommended Response:</b> No change.
ANON-KSAR-NKYT-Q	It would be useful to add a 'convenience store' on this site given the number medical staff plus students and university buildings around this area, as there are no small shops for essential goods in the immediate vicinity, nor within easy reach of a large supermarket at Badger Farm.	Comments noted. While the Local Plan's general policies could allow for a modest convenience store in the area, there is insufficient justification for this to be a requirement of the policy.

		<b>Recommended Response:</b> No change
ANON-KSAR-NKBD-G	We need a fully functioning hospital. I would hate to see it downgraded.	Comments noted. The explanatory text of the Plan is clear that the Council supports the retention and improvement of services at the Hospital and would not want to see these reduced (paragraph 12.100). <b>Recommended Response:</b> No change

<b>Comments which neither support nor object to Policy W11 – University of Winchester/Royal Hampshire County Hospital</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
BHLF-KSAR-N8BE-X Environment Agency <a href="#">Link here</a>	Based on the information currently available, the site raises some environmental concerns that need to be addressed. Further work will be needed to show how these issues can be satisfactorily addressed. <ul style="list-style-type: none"> <li>• Principal Aquifer</li> <li>• land use contamination risk (hospital)</li> </ul> <p>Water Quality. The protection of the groundwater will need to be considered as part of this policy. The site is not in any SPZ but on principal aquifer, so would be regarded as sensitive. There may be contamination issues associated with previous activities.</p>	Comments noted. <b>Recommended Response:</b> Amend paragraph 12.102 as follows: 12.102 The area that is subject to Policy W11 is elevated land and has a number of constraints, particularly the presence of the Winchester conservation area in the western part of the area, the listed main Hospital block and some individual or group tree preservation orders, mainly on the southern edge. <i>The site is sensitive due to its location on a principal aquifer and parts may have contamination issues associated with previous activities.</i> Given these factors, a masterplan should be prepared for the area in consultation with key

		stakeholders and interested parties and agreed by the city council. Ideally this should cover the whole allocated area, but there could be separate masterplans for the University and Hospital areas.
BHLF-KSAR-N86T-1 Hampshire County Council (Transport)	<p>This site is well served by local bus services and is a walkable and cyclable distance to the city centre, so would support this site having no car parking provision. The County and City Councils are currently carrying out a review of the draft City of Winchester LCWIP, which will place more emphasis on identifying secondary networks of “quietway” routes. These could be coupled with traffic management and reduction measures to reduce rat-running and slow vehicles down, and new toucan/ puffin/ parallel/ zebra crossings (map provided).</p> <p>This network makes use of new links through the former Police Station site and West Hill Terrace and around the back of Romsey Road to St James’ Lane. Another alternative route avoiding Romsey Road to link the University to Southgate St and the city centre would run through West Hill Cemetery and across St James Lane into the Peninsula Barracks site.</p>	<p>Comments noted. The routes mentioned do not affect the site directly, but a masterplan is required and will need to consider active travel routes.</p> <p><b>Recommended Response:</b> No change</p>
BHLF-KSAR-N8BX-H	<p>Note the document states that ‘if decisions are made by the Health Authorities which result in land becoming available...’ It is important to note that all options currently being discussed with the Department see retention of services at RHCH although their scope may change. No decision has yet been made and approvals at national level will dictate the extent of system wide investment and if land will become available for alternative uses.</p>	<p>The confirmation by the Hampshire Hospitals NHS Foundation Trust that services will be retained at RHCH is noted and welcomed. It is accepted that there is uncertainty over future land availability and this is why policy W11 seeks to set out a framework for potential future redevelopment in this ‘broad location’. It is noted that the Trust does</p>

		<p>not object to the policy or seek any changes.  <b>Recommended Response:</b> No change</p>
<p>BHLF-KSAR-N86Z-7</p>	<p>The GP surgeries that serve these potential sites are currently over-subscribed by 10,900 and the additional dwellings from the local plan will add a further 11,100 patients. The NHS will be seeking financial contributions to increase the primary care space by a further 888 sq m.</p> <p>The ICB has invested significant revenue and capital funding into Winchester City practices to enable them to meet local need. St Clements Surgery is being supported to build new premises which will provide 1003m2 of General Medical Services space, an increase of 283m2, and 78m2 of new Winchester City Primary Care Network General Medical Services space, to grow local primary care services to meet current demand and up to 2,300 of additional population, based on the currently adopted Local Plan. Further capacity will be required to meet a significantly expanding population should the SHELAA sites be agreed and potentially developed. St Paul's Surgery have been supported to complete Phase 3/3 of their expansion plans, enabling new treatment rooms. These capital investments have enabled the practice to grow with their increasing patient list, in line with the currently adopted Local Plan. Further capacity will be required to meet a significantly expanding population should the SHELAA sites be developed. Friarsgate Surgery moved to purpose-built leased accommodation in 2009 with additional space to meet additional housing development, including Barton Farm. Further capacity will be required to meet a</p>	<p>Comments noted and the support for elements of policy W11 are welcomed.</p> <p>Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements.</p> <p><b>Recommended Response:</b> No Change.</p>

	<p>significantly expanding population should the SHELAA sites be potentially developed.</p> <p>The Winchester surgeries and PCN have been clear that it does not feel able to absorb any further increases in population without significant further investment in primary care infrastructure.</p> <p>We are pleased to note Policy W11 introductory paragraph and criteria i and ii.</p>	
BHLF-KSAR-N86H-N	<p>The site allocation allows for the retention and improvement of the hospital, whilst allowing for additional student accommodation, older persons housing or general housing, with priority given to student accommodation. This allocation is for a site that is not identified as either currently available or necessarily deliverable and there is no indication whether the provision of specialist housing for older persons could be delivered.</p> <p>Despite the clear need for specialist housing for older people within the Winchester SHMA, the Local Plan only specifically provides for specialist housing units on a limited number of sites within Winchester and Kingsworthy. The Plan falls short of the requirement to meet the housing need for the ageing population and the Council should consider potential alternative sites for allocation to meet this need to ensure the range of specialist tenures needed are provided (land at Crawley Court, Crawley promoted).</p>	<p>Comments noted. The site is identified as a 'broad location' for future development and the Plan acknowledges that this is unlikely to be in the early part of the Plan period. Nevertheless the site is in a sustainable location and there is potential for substantial change.</p> <p>The respondent does not specifically object to policy W11 but suggests a need for more sites to be allocated for older persons' housing, specifically land at Crawley Court, Crawley. This is dealt with elsewhere as an 'omission' site, but no change is necessary to Policy W11 as a result of this comment.</p> <p><b>Recommended response:</b> No change</p>

**Comments which object to Policy W11 – University of Winchester/Royal Hampshire County Hospital**

Respondent number	Comment	Officer comment
<p>BHLF-KSAR-N8BQ-A Historic England <a href="#">Link here</a></p>	<p>Not sure that the site assessment is entirely accurate or comprehensive. Do not object to this allocation, but propose explicit wording to retain the site’s Listed Buildings and refer to conserving and enhancing the character and appearance of the conservation area.</p> <p>W11 vi: ‘Ensure that development is designed so as to protect important views into and out of the area, <u>retain the site’s Listed Buildings and facilitate their future use(s) in a manner that is suitable and sympathetic to their significance use of listed buildings</u>, and <u>conserve or enhance the character and appearance of</u> protect the conservation area;’</p>	<p>Comments noted. The changes suggested are helpful and policy W11 should be amended along these lines. <b>Recommended response:</b> Amend policy W11 criterion vi as follows: vi Ensure that development is designed so as to protect important views into and out of the area, <u>retain listed buildings and facilitate their future use in a manner that is achieve suitable and sympathetic to their significance use of listed buildings</u>, and <u>conserve or enhance the character and appearance of</u> protect the conservation area;</p>
<p>ANON-KSAR-NK2C-Y Southern Water <a href="#">Link here</a></p>	<p>Southern Water's infrastructure crosses the site and an easement of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion.</p> <p>Propose the following addition to policy W11: ‘<i>Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</i>’</p>	<p>Comments noted. The changes suggested are helpful and policy W11 should be amended along these lines. <b>Recommended response:</b> Amend policy W11 to add a new criterion after vi as follows: <u>vii The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes.</u></p>
<p>BHLF-KSAR-N8RC-C</p>	<p>Acknowledge and agree to the principle of joining hospital and university land, the boundaries shown for the university are incorrect - have provided a plan to show the extent of UoW land holdings, we cannot speak for the</p>	<p>The supportive comments of the University are noted. The purpose of policy W11 is to identify a ‘broad location’ where change is expected, resulting in</p>

	<p>hospital land allocation. The following omitted areas should be included in the allocation: West Downs Quarter, which is similar in nature to the main campus, Medecroft, which is teaching and ancillary uses to the university.</p> <p>The development site at the end of Milnthorpe Lane should be excluded as it is a private developer's land assembly of which one of the four plots is owned by the university. It seems unlikely to proceed at present and we would wish to keep our options open in respect of our plot.</p>	<p>future development / redevelopment of a significant scale. The policy does not seek to identify the full extent of the University's land ownership, or provide a policy specifically relating to University development.</p> <p>Therefore, it is not recommended that policy W11 be extended to include all the University's land ownership in the area. It is, however, accepted that development of land off Milnthorpe Lane should be excluded as it does not appear to be actively promoted by the owners and is subject to substantial objections (see below). The policy and site plan should be amended accordingly.</p> <p>The Council has held discussions with the University about its future plans and published a 'Student Accommodation Topic Paper' which considers future student housing needs. While expansion of the University is still expected, its scale and timing are less certain and as a result the estimated level of development should be deleted. Instead, a more general estimate of future student accommodation is made for Winchester as a whole.</p> <p><b>Recommended response:</b> Amend the introductory text on page 375 of the Plan</p>
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to amend 'Size: ~~48~~<sup>17</sup> hectares', delete the '~~Indicative number of homes: 200 (dwelling equivalents)~~', and amend Site Plan to exclude land off Milnthorpe Lane as follows:



Amend paragraphs 12.98 – 12.101 as follows:

12.98 This policy covers land currently occupied by the University of Winchester, and the Royal Hampshire County Hospital, ~~and land south of the University campus~~. The University is developing plans to consolidate and improve, including additional academic buildings and student accommodation.



		<p>12.99 The city council supports a thriving University and Policy W11 provides for the redevelopment, consolidation and expansion of the University, including <del>land off Milnthorpe Lane to the south of the current campus.</del> It is important that development includes appropriate student accommodation so as not to increase pressure on the housing stock in the area, particularly on affordable housing and the creation of houses in multiple occupancy (see Policies H9 and H10).</p> <p>12.101 It is not possible at this stage to specify the detail of any changes or the precise capacity of the sites for student or other housing development. Policy W11 sets the overall framework for future development and it may be possible to add detail as the Local Plan progresses. However, there is believed to be potential for about 850 additional student beds (230 dwelling equivalents) on and adjoining the University campus and for significant residential development within the RHCH site. At this stage, a modest overall estimate is made of the potential housing provision from this area, of about 200 dwelling equivalents.</p>
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<p>ANON-KSAR-N8VG-M  ANON-KSAR-N8XB-H  ANON-KSAR-N8XK-T  ANON-KSAR-N8VV-3  ANON-KSAR-N89C-K  ANON-KSAR-N89K-U  ANON-KSAR-N89Z-A  ANON-KSAR-N8V4-1  ANON-KSAR-N89S-3  ANON-KSAR-N89E-N  ANON-KSAR-N813-U  ANON-KSAR-N83A-B  ANON-KSAR-N8SK-N  ANON-KSAR-N88S-2  ANON-KSAR-N8S8-2  ANON-KSAR-N855-1  ANON-KSAR-N81H-G  ANON-KSAR-N81G-F  ANON-KSAR-N8WW-5</p> <p><b>(19 comments)</b></p>	<p>Object to Policy W11 for one or more of the following reasons:</p> <ul style="list-style-type: none"> <li>• The area includes residential properties in Milnthorpe Lane and there has been no consultation with the residents.</li> <li>• Parts of the Policy cover a conservation / wooded area which has important habitat and biodiversity.</li> <li>• There is a risk of overdevelopment on the periphery of the hospital and University site, impacting residential areas.</li> <li>• Scale, mass, design of future development.</li> <li>• Traffic impact / pressure.</li> <li>• Not compatible with the requirements of the Policy.</li> <li>• Noise and light pollution, anti-social behaviour.</li> </ul>	<p>Comments noted.</p> <p>The comments generally relate to the area of land south of the University, off Milnthorpe Lane. The area was promoted as a SHELAA site and the Council understood that this was with the land owners' agreement. The Regulation 18 Local Plan is a consultation draft document and the site has also appeared in the published SHELAA. Nevertheless, it is recommended above that this land be removed from the area covered by policy W11.</p> <p>It is acknowledged that part of the land concerned is covered by an area Tree Preservation Order, with specific orders on other individual trees. As noted above, it is proposed that this land be removed from the area covered by policy W11.</p> <p>Policy W11 provides safeguards against over-development or loss of amenity. Similarly, the scale, mass and design of future development would be controlled and traffic impacts taken into account. Any development would need to be compatible with the requirements of the policy, and other Local Plan policies, including on noise, light pollution, etc.</p>
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	<ul style="list-style-type: none"> <li>• Question the need for further development / expansion of the University</li> <li>• Does not follow 'brownfield first' approach</li> </ul> <p>Some respondents suggest the Policy should be amended as follows:</p> <ul style="list-style-type: none"> <li>• The boundary should exclude properties in Milnthorpe Lane.</li> <li>• The areas of forest and habitat should be removed from the Policy, which should also include the addition of wildlife corridors.</li> <li>• The designation for the remaining area should restrict development to University or Hospital teaching/health provision, not student accommodation or high density residential accommodation, which would be out of keeping with the surrounding residential areas.</li> </ul>	<p>The Plan acknowledges the importance of the University and the benefits of it expanding. Given the University's desire to consolidate and grow the Plan needs to take this into account.</p> <p>The majority of the land covered by W11 falls within the definition of previously developed land, especially with the proposed exclusion of land off Milnthorpe Lane.</p> <p>It is proposed that this land be excluded from the policy.</p> <p>It is not accepted that the policy for the remaining area should be this restrictive, especially as it already includes student accommodation. The policies of the Plan allow for the impact on surrounding areas to be taken into account.</p> <p><b>Recommended response:</b> Amend the introductory text on page 375 of the Plan to amend 'Size: <del>48.17</del> hectares', delete the '<del>Indicative number of homes: 200 (dwelling equivalents)</del>', and amend Site Plan to exclude land off Milnthorpe Lane as follows:</p>
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Amend paragraph 12.98 – 12.99 as follows:

12.98 This policy covers land currently occupied by the University of Winchester, and the Royal Hampshire County Hospital, ~~and land south of the University campus.~~ The University is developing plans to consolidate and improve, including additional academic buildings and student accommodation.

12.99 The city council supports a thriving University and Policy W11 provides for the redevelopment, consolidation and expansion of the University, ~~including~~

		<p>land off Milnthorpe Lane to the south of the current campus. It is important that development includes appropriate student accommodation so as not to increase pressure on the housing stock in the area, particularly on affordable housing and the creation of houses in multiple occupancy (see Policies H9 and H10).</p>
<p>ANON-KSAR-N8WV-4 ANON-KSAR-N8G5-K ANON-KSAR-N88A-G</p> <p><b>(3 comments)</b></p>	<ol style="list-style-type: none"> <li>1. Include appropriate consultation with local residents impacted, which has been non-existent.</li> <li>2. Remove the Milnthorpe Lane site due to the high scale of the development and impact on a quiet residential area, including noise and light pollution.</li> <li>3. Reflect the increased problems on coexisting with the University of Winchester due to hundreds of students who will attempt to use Milnthorpe lane as cut through.</li> <li>4. Factor in the full environmental damage of the proposal, including the negative impact on biodiversity.</li> <li>5. Include the U of W forward plan that could illustrate why such a huge expansion in student accommodation is viable, which should be benchmarked against similar institutions and subject to independent audit.</li> <li>6. Include a full evaluation of the likely human impact on local residents, recognising their length of residence and tenure.</li> </ol>	<p>Comments noted. The matters raised are dealt with in response to the points above. It is recommended that land off Milnthorpe Lane is removed from the area identified by policy W11..</p> <p><b>Recommended response:</b> Amend the introductory text on page 375 of the Plan to amend 'Size: <del>48</del><u>17</u> hectares', delete the '<del>Indicative number of homes: 200 (dwelling equivalents)</del>', and amend Site Plan to exclude land off Milnthorpe Lane as follows:</p>

		 <p>Amend paragraphs 12.98-12.103 as set out above.</p>
ANON-KSAR-N8W5-3	<p>As owners of one of the affected properties we have received no direct contact regarding consultation. Both Lommedal and Welwood are covered by a covenant that will only allow a dwelling house on each property, so are currently suitable for solely residential development. The proposed development is not applicable without the consent of the owners of Redwood House and Langton House who hold the covenant.</p>	<p>Comments noted. It is recommended that land off Milnthorpe Lane is removed from the area identified by policy W11.. <b>Recommended response:</b> Amend the introductory text on page 375 of the Plan to amend 'Size: <del>48</del><sup>17</sup> hectares', delete the '<del>Indicative number of homes: 200 (dwelling equivalents)</del>', and amend Site Plan to exclude land off Milnthorpe Lane as follows:</p>

		 <p>Amend paragraphs 12.98-12.103 as set out above.</p>
ANON-KSAR-N83G-H	<p>Concerned that development would effect the green spaces between Sleepers Hill and Melbury Lodge. The map is not clear, please confirm that development will only occur on brownfield land? 230 student homes on university land and a further 200 homes on hospital land seems a huge development for a relatively small area, causing noise and disruption.</p>	<p>Comments noted. The majority of the land covered by W11 falls within the definition of previously developed land, especially with the proposed exclusion of land off Milnthorpe Lane. The estimate of 200 dwelling equivalents was for the whole area covered by W11, including the University and Hospital. The Council has held discussions with the University about its future plans and published a 'Student Accommodation Topic Paper' which considers future student housing needs. While expansion of the University is still expected, its scale and timing are</p>

		<p>less certain and as a result the estimated level of development should be deleted. Instead, a more general estimate of future student accommodation is made for Winchester as a whole.</p> <p><b>Recommended response:</b> See recommended changes above.</p>
ANON-KSAR-N89P-Z	<p>The statement in the policy on "natural and historic environment" will be effected substantially, with the impact of increased student accommodation with service vehicles and student access all hours of the day. The policy implies that the council has pre approved such development without the process of planning applications and has already made the decision even if there are numerous objections. There appears to be a bias towards commercial interests and not the opinion of long established residents of the area.</p>	<p>Comments noted, see the response to issues raised above. The Local Plan was published for consultation and any development will require planning consent, including the associated consultation processes.</p> <p><b>Recommended response:</b> No change.</p>
BHLF-KSAR-N8BD-W	<p>Does the reference to the Policies Map mean the map on page 326?</p> <p>The interface between the University and the Hospital along Burma Road is a visual mess and reflects poorly on the institutions, the area is in need of a masterplan to improve its function and appearance. The area for a masterplan should be expanded to include Hilliers Garden Centre and the prison and the options these offer to accommodate the expansion needs of the University and Hospital.</p> <p>Concerned at the apparent reduction in local health provision in Winchester when the plan is identifying sites for 10,000 new homes within the hospital catchment.</p>	<p>Comments noted. The Policies Map will be published with the Regulation 19 Local Plan, but the map on page 375 identifies the area covered by policy W11.</p> <p>Policy W11 requires the production of a masterplan. While it is accepted that the garden centre and prison may have scope for future change, the Council is not currently aware of proposals for these areas. There is, therefore, insufficient certainty to justify including these areas within policy W11, although policy D5</p>



		<p>also requires the production of masterplans for larger sites.</p> <p>Policy W11 requires that priority is given to retaining and improving academic and health provision and does not propose a reduction.</p> <p><b>Recommended response:</b> No change.</p>
ANON-KSAR-N8WF-M	<p>The impact on local residents already in situ seems to be completely disregarded as there are no specifics of the changes proposed or the capacity of housing provided. The impact to noise, traffic and house prices does not seem to have been considered.</p>	<p>Comments noted, see the response to issues raised above.</p> <p><b>Recommended response:</b> No change.</p>
ANON-KSAR-N83Y-3	<p>We live in Sparkford Road and discovered with astonishment that it is being reported that no complaints have been received about noise and other forms of disruption. Many complaints have been made over a number of years and the University attempted to place noise wardens in several streets when large events were taking place. A huge increase in student accommodation must increase the problem exponentially. Furthermore it is clear that such buildings as are now being proposed are completely out of character with the area. We wish to object in the strongest possible terms to the new planning application and hope that you will use your influence to prevent this application being passed. I hope that the absurdly short period of time being given to public consultation does not mean that this is a fait accompli.</p>	<p>Comments noted, see the response to issues raised above. There is no current planning application for the changes proposed in the Local Plan and it cannot therefore be claimed that the buildings would be out of character. It is being recommended above that land off Milnethorpe Lane be removed from the area covered by policy W11.</p> <p><b>Recommended response:</b> No change</p>
ANON-KSAR-N8VY-6	<p>Re: "ii. Priority should be given to retaining and improving academic and health provision, and providing student housing." There is a precedent of family homes close to the University being demolished and student</p>	<p>Comments noted, see the response to issues raised above. Policy H9 sets out the policy for new purpose built student accommodation, including requirements</p>

	<p>accommodation built. There has to be a fair and reasonable balance between the University and residents and the need for a balance should be stated explicitly in the Local Plan.</p> <p>The planning policy should not permit developers or the University to buy residential properties in the knowledge that the Local Plan gave them effective permission to demolish properties and build large block accommodation. This would have a negative impact on residents and change the balance and amenity of the district. The policy should be amended to prevent this scenario and achieve a “fair and reasonable balance”.</p>	<p>on its location and impact on surrounding areas. Similar comments have been raised in relation to policy H9 and are addressed under that policy.</p> <p>The planning authority cannot control whether the University acquires properties and any development proposals are required to be assessed in relation to planning policies. <b>Recommended response:</b> No change.</p>
ANON-KSAR-N81E-D	<p>The development requirements need additional matters to be included: <i>New principal vehicular access to the University's King Alfred Quarter to be created from Romsey Road by upgrading Queen's Road.</i> <i>Noise pollution limits should not exceed current levels.</i></p> <p>The existing access to the King Alfred Quarter is completely inadequate with narrow roads and high pedestrian usage. Queen's Road should be upgraded and made the sole vehicular entrance to this area of the University, and the vehicular connection of Queen's Road to Sparkford Road terminated. Student accommodation already gives rise to noticeable noise pollution, any permitted development should not increase existing noise levels.</p>	<p>Comments noted. It would not be reasonable to require that a new access is provided to serve existing development. Policy W11 requires improvements to the access points as necessary, but the aim would be to minimise private vehicle use associated with new student development (see also policy H9). <b>Recommended response:</b> No change.</p>
ANON-KSAR-NKQN-9	<p>Point (iv) is much too weak and could be interpreted as access for students/staff only. Suggest amending heading to “<i>Access and permeability</i>” and text to:</p>	<p>Comments noted. Criterion iv relates to access for all purposes. The Highway Authority (Hampshire County Council)</p>

	<p>(iv) <del>Using Use</del> existing access points and <i>introducing new ones wherever possible, establish a network of cycle and walking routes through the site and provide public access to these, allowing easy active travel to the university and hospital as well as through the site, integrating with the network defined in the Winchester City LCWIP to provide low-traffic routes between Romsey Road, Chilbolton Avenue, Stanmore, St Cross and the city centre</i> <del>make improvements to these as necessary, particularly to improve cycle and pedestrian access. Vehicular access to development at the University campus will not be permitted from Milnthorpe Lane.</del></p>	<p>does not seek changes to this criterion, which already requires necessary access improvements and seeks particularly to improve cycle and pedestrian access. Given the fact that the site is already developed there may be limited scope to achieve new access points. <b>Recommended Response:</b> No change</p>
ANON-KSAR-N8GA-Y	<p>Suggest revised text to W11 (in italics):</p> <p>iv. Use existing access points and make improvements to these as necessary, particularly to improve cycle and pedestrian access <i>and create active travel permeability across the site that will enable pedestrians, cyclists, and people with disability scooters avoid travelling along Romsey Road establishing a link between Queen's Road and Kerrfield. Progressive development of walking and cycling/mobility routes should increase the mileage of each within the 18 hectares of the site to 2.16 miles.</i> Vehicular access to development at the University campus will not be permitted from Milnthorpe Lane.</p>	<p>Comments noted. The Highway Authority (Hampshire County Council) does not seek changes to this criterion, which already requires necessary access improvements and seeks particularly to improve cycle and pedestrian access. Given the fact that the site is already developed there may be limited scope to achieve new access points. There is insufficient justification for a requirement to provide a specific mileage of additional pedestrian/cycle routes. <b>Recommended Response:</b> No change</p>
ANON-KSAR-N8VP-W	<p>The University is in the wrong place and should be re-located to Bushfield Camp where it will have space to develop. The plan only mentions student accommodation, which affects the resident population, and increasing it by the number suggested would be ruining a currently attractive residential area. The accommodation would be better built</p>	<p>Comments noted. Bushfield Camp is allocated primarily for employment use, although policy W5 of the draft Local Plan provides for an 'innovation/education hub'. The Council has also agreed a masterplan for Bushfield Camp (as a</p>

	in the areas currently mark for housing development, with the land freed up used for University building.	<p>material consideration for future planning applications) which also refers to academic uses.</p> <p>Therefore there is potential for academic uses at Bushfield Camp but there are no proposals by the University or others to relocate the University and this is unlikely to be a realistic proposition. The Local Plan could not, therefore, propose or require such a relocation.</p> <p><b>Recommended Response:</b> No change</p>
ANON-KSAR-N8YV-6	It would be better to move the hospital to the site of the Barracks and use the hospital site (and prison) for housing.	<p>Comments noted. There are no proposals by the University or others to relocate the University and this is unlikely to be a realistic proposition. The Local Plan could not, therefore, propose or require such a relocation.</p> <p><b>Recommended Response:</b> No change</p>
ANON-KSAR-NKN8-G	Winchester Hospital should be moved to another site on the edge of town. Reduction in facilities is not an option with other wards not available close enough to many people.	<p>Comments noted. There is work being undertaken by the NHS on health provision in the wider area, which may affect the Hospital. Policy W11 provides for change to happen on the current RHCH site but seeks to retain and improve health provision in this sustainable location, not to relocate it to the edge of the town.</p> <p><b>Recommended Response:</b> No change</p>
ANON-KSAR-NKEM-V	Too much development already, need to keep hospital and parking spaces around it.	<p>Comments noted. Policy W11 requires that priority is given to retaining and improving health provision.</p>

		<b>Recommended response:</b> No change.
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	Recommendations	Officer response
Comments from SA	None.	N/A
Comments from HRA	None.	N/A

### **Policy W11: University of Winchester/Royal Hampshire County Hospital**

The planning authority will permit the development and redevelopment of land within and adjoining the University of Winchester and Royal Hampshire County Hospital, as shown on the Policies Map, for development to consolidate, expand and improve academic provision, health care, student housing and residential development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

#### Nature & Phasing of Development

- i. A masterplan establishing a development strategy for the provision of improved health, education, student housing and residential development within the area (or individual component areas), principles for the disposition of development, retained buildings, trees and open space, access and junction arrangements should be developed and approved by the **Local Planning Authority**. 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;
- ii. Priority should be given to retaining and improving academic and health provision, and providing student housing. Subject to these being adequately catered for, residential development or other appropriate uses will be permitted on suitable surplus land or buildings;
- iii. As a brownfield site, there is no restriction on the phasing of development.

## Access

- iv. Use existing access points and make improvements to these as necessary, particularly to improve cycle and pedestrian access. Vehicular access to development at the University campus will not be permitted from Milnthorpe Lane.

## Environmental

- v. Important trees and wooded areas within the site, particularly to the south of the area;
- vi. Ensure that development is designed so as to protect important views into and out of the area, **retain listed buildings and facilitate their future use in a manner that is** ~~achieve suitable and sympathetic~~ **to their significance** ~~use of listed buildings,~~ and **conserve or enhance the character and appearance of** ~~protect the conservation area;~~ **and**

## Other Infrastructure

- vii. **The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes; and**
- viii. Provide **active travel infrastructure such as bicycle storage in line with LTP4 and** other infrastructure needed to make the development acceptable in planning terms;

## Explanatory text

Amend the introductory text on page 375 of the Plan to amend:

'Size: ~~18~~17 hectares'

'~~Indicative number of homes: 200 (dwelling equivalents)~~'

'Site Plan' exclude land off Milnthorpe Lane as follows:



Amend paragraphs 12.98 – 12.103 as follows:

12.98 This policy covers land currently occupied by the University of Winchester, and the Royal Hampshire County Hospital, ~~and land south of the University campus~~. The University is developing plans to consolidate and improve, including additional academic buildings and student accommodation.

12.99 The city council supports a thriving University and Policy W11 provides for the redevelopment, consolidation and expansion of the University, ~~including land off Milnthorpe Lane to the south of the current campus~~. It is important that development includes appropriate student accommodation so as not to increase pressure on the housing stock in the area, particularly on affordable housing and the creation of houses in multiple occupancy (see Policies H9 and H10).

12.101 It is not possible at this stage to specify the detail of any changes or the precise capacity of the sites for student or other housing development. Policy W11 sets the overall framework for future development ~~and it may be possible to add detail as the Local Plan progresses~~. However, ~~there is believed to be potential for about 850 additional student beds (230 dwelling equivalents) on and adjoining the University campus and for significant residential development within the RHCH~~

~~site. At this stage, a modest overall estimate is made of the potential housing provision from this area, of about 200 dwelling equivalents.~~

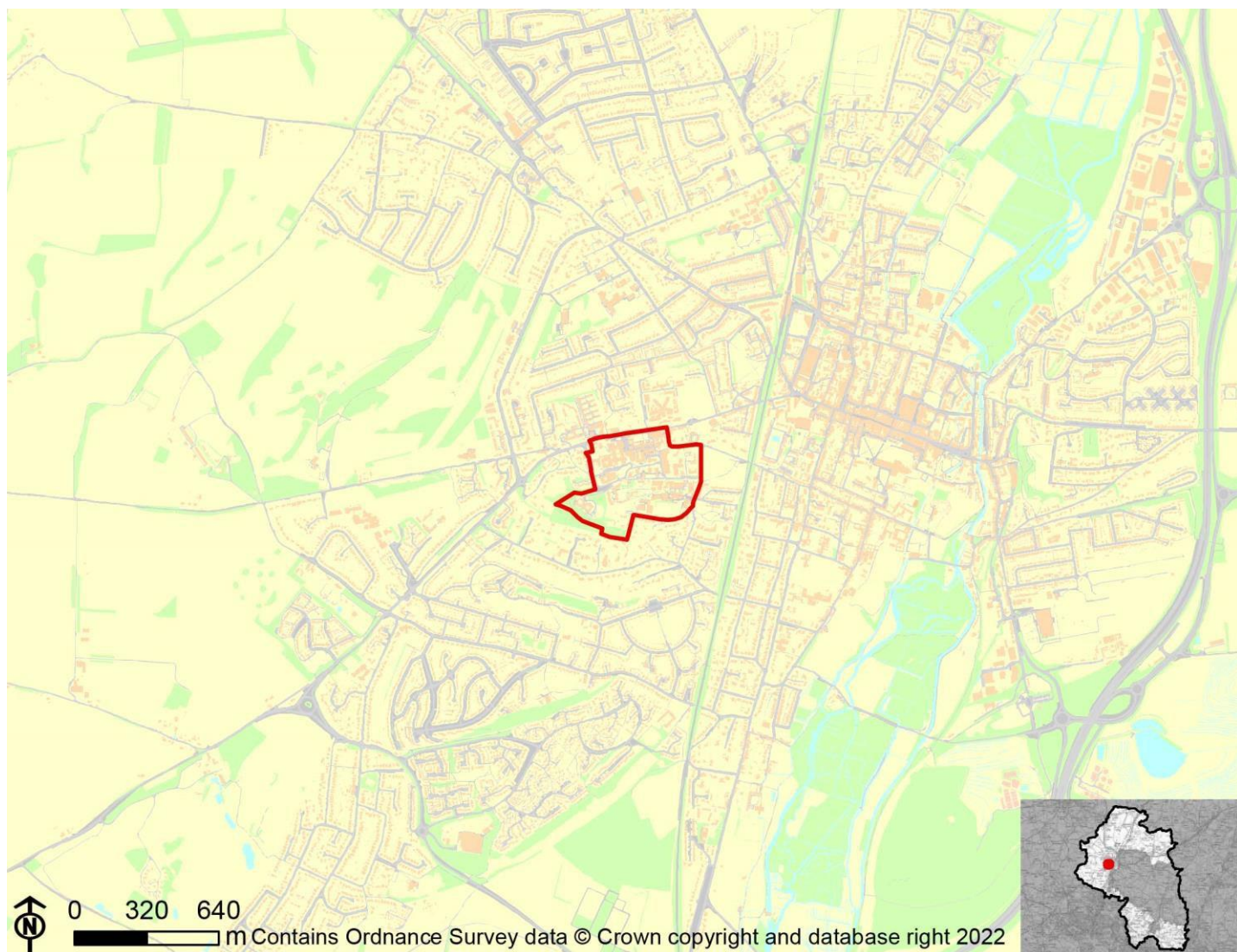
12.102 The area that is subject to Policy W11 is elevated land and has a number of constraints, particularly the presence of the Winchester conservation area in the western part of the area, the listed main Hospital block and some individual or group tree preservation orders, mainly on the southern edge. *The site is sensitive due to its location on a principal aquifer and parts may have contamination issues associated with previous activities.* Given these factors, a masterplan should be prepared for the area in consultation with key stakeholders and interested parties and agreed by the city council. Ideally this should cover the whole allocated area, but there could be separate masterplans for the University and Hospital areas.

12.103 The masterplan(s) should identify the key constraints and opportunities within the area, including how features such as historic buildings, important trees and open spaces, and the conservation area will be protected. Access to the area is from a number of points currently and it is likely that these will be retained, with improvements where necessary. ~~Access to land south of the University campus should be from within the University, not from Milnthorpe Lane.~~



## WIN16: University Area

Proposed use: Mixed use



IIA Objective	Score
IIA1: climate change mitigation	Minor positive (+)
IIA2: travel and air quality	Minor positive (+)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor positive (+)
IIA8: economy	Negligible uncertain (0?)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Negligible (0)
IIA13: water resources	Negligible (0)
IIA14: flood risk	Negligible (0)

IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

**Overall effect: Minor positive (+)**

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

Justification: The site is within 401-800m of an NHS GP surgery. It is within 401-800m of a primary school. It is within 500m of a secondary school. It is within 400m of a town centre. It is within 401-800m of a district or local centre. It is within 501-1,000m of a railway station. It is within 300m of a bus stop. It is within 300m of open space, open country or registered common land. The site contains no open space, open county or registered common land. The majority of it is within an area where average commuting distance is in 81-100% range for the plan area.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

**Overall effect: Minor positive (+)**

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

**Overall effect: Minor positive (+)**

Score by criteria: 4a: Minor negative (-); 4b: Negligible (0); 4c: Negligible (0); 4d: Negligible (0); 4e: Minor positive (+); 4f: Major positive (++); 4g: Major positive (++)

Justification: The site is within ~~500m~~ of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are below 50 dB and the noise levels as recorded for the 16-hour period between 0700 – 2300 are below 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is within 401-800m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. The site contains no open space, open county or registered common land. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

**Overall effect: Minor positive (+)**

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 8: To support the sustainable growth of the District's economy

**Overall effect: Negligible uncertain (0?)**

Justification: The site is not in existing employment use.

IIA objective 9: To support the District's biodiversity and geodiversity

**Overall effect: Significant negative (--)**

Score by criteria: 9a: Minor negative (-); 9b: Minor negative (-); 9c: Major negative (--); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'residential' or 'all planning applications'. It is within 500m of a locally designated wildlife site or ancient woodland. It is within a priority habitat. It is not within 100m of a water course. The site does not intersect with a county or local geological site.

IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

**Overall effect: Negligible uncertain (0?)**

Justification: The site has low overall landscape sensitivity.

IIA objective 11: To conserve and enhance the District's historic environment including its setting.

**Overall effect: Negligible uncertain (0?)**

Justification: The site is rated 'green' for risk of effects relating to historical constraints.

IIA objective 12: To support the efficient use of the District's resources, including land and minerals

**Overall effect: Negligible (0)**

Score by criteria: 12a: Major positive (++); 12b: Negligible (0); 12c: Negligible (0)

Justification: The majority of the site contains brownfield land. Less than 25% of the site is on Grade 3 agricultural land. Less than 25% of the site is within a Mineral Safeguarding Area.

IIA objective 13: To protect the quality and quantity of the District's water resource

**Overall effect: Negligible (0)**

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

IIA objective 14: To manage and reduce flood risk from all sources

**Overall effect: Negligible (0)**

Score by criteria: 14a: Negligible (0); 14b: Negligible (0)

Justification: Less than 25% of the site is within flood zone 2 or 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.