

Consultation comments on policy BW1 – The Vineyard/Tangier Lane

- Support - 3
- Neither support of object - 3
- Object - 3

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

Comments which neither support nor object to policy BW1 – The Vineyard/Tangier Lane		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8BE-X	21. The Vineyard/Tangier Lane (Carry Forward) 120 dwellings No Env constraints No specific comments. General comments apply.	Noted.
BHLF-KSAR-N86Z-7	GP Surgeries Bishops Waltham Bishops Waltham Surgery NHS Hampshire and Isle of Wight ICB - Primary Care Response The GP surgeries that serve these potential sites are currently over subscribed by 4,222 patients of October 2022. The current GP surgery is undersized for the current population and is urgently seeking new premises to grow with population increases already approved in the area. Significant development has already taken place in Bishops Waltham, but developer funding has not been made available to the NHS to date to invest in local infrastructure to meet these additional needs. The additional dwellings from the local plan will add a	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

	<p>further 1,291 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 103 m2</p> <p>Bishops Waltham surgery are being supported by the ICB to find an urgent temporary solution to a rapidly expanding patient population in the Town, and to work in parallel on a long term solution to potentially expand the current practice to grow with the local population, or to find new premises for the surgery. Bishops Waltham surgery is part of the Winchester Rural South Primary Care Network.</p> <p>Significant development is being experienced across the Network's geography (which includes Twyford, Stokewood, Bishops Waltham and Wickham surgeries). The SHELAA sites propose up to 31,000 additional homes across this geography; the local infrastructure and workforce cannot cope with such a sizeable additional population without significant developer investment into primary care infrastructure.</p> <p>The surgery and PCN have been clear with the ICB that it does not feel able to absorb any further increases in population due to agreed development without significant further investment in primary care infrastructure.</p> <p>Winchester City Council – Local Plan Policies</p> <p>Due to the additional healthcare activities that will derive from the Local Plan we believe that there should be references to healthcare in policy BW1/4 to inform potential developers of the requirement for these impacts to be mitigated.</p>	<p>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>Recommended Response: No Change.</p>
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Comments which object to policy BW1 – The Vineyard/Tangier Lane

Respondent number	Comment	Officer comment
ANON-KSAR-N8N5-T	<p>The infrastructure within the area cannot cope with more homes being built. E.g. doctors surgery is way over subscribed. Until the infrastructure has been vastly improved, the existing market towns and rural areas cannot sustain the population increase.</p>	<p>The Council is in discussion with a range of service and infrastructure providers to identify any new infrastructure and / or increases in existing infrastructure capacity required to support the development strategy in the emerging plan, the timing of such requirements and to identify anticipated funding. The outcomes of this will be set out in an Infrastructure Delivery Plan which will be published in support of the next iteration of the Local Plan and will be used to demonstrate that the level of infrastructure provision can facilitate the level of development proposed. This may include projects relevant to transport, education, health, utilities, culture, sports, the emergency services, and green infrastructure.</p>
ANON-KSAR-NKXV-R	<p>This site lies within the BW historic Deer Park and is extremely visible from the footpaths that come from Durley through Tangiers Farm and towards BW. The other developments in this area (Albany Farm and the Sawmill) talk specifically about understanding and minimising the impact on the historic Deer Park which this policy does not do.</p> <p>To be consistent and to ensure that the Deer Park is protected and treated as a non-scheduled Heritage Asset (as it is), it needs to be included explicitly in the policy.</p>	<p>It is considered that the sites allocated in this policy have less potential to impact upon the Deer Park, which is why the previous allocation of this land for development in the adopted Local Plan Part 2 does not include a criterion relating to this. On balance, and given that development is significantly progressed, it is not considered appropriate to include such a criterion.</p>

<p>ANON-KSAR-NK2C-Y Southern Water Link here</p>	<p>Southern Water is the statutory wastewater undertaker for Bishops Waltham. In accordance with this, we have undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of wastewater infrastructure.</p> <p>Proposals for 120 dwellings at this site will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. This reinforcement will be provided through the New Infrastructure charge, but Southern Water will need to work with site promoters to understand the development program and to review whether the delivery of network reinforcement aligns with the occupation of the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation.</p> <p>Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2021).</p>	<p>Development of this allocation is significantly progressed. Nonetheless it is considered appropriate to include the proposed criteria in the event that remaining development is the subject of a further planning applications.</p> <p>Proposed Response:</p> <p>Add the following criteria to policy BW1 –</p> <p><u>xi Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</u></p> <p><u>xii Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</u></p>
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	<p>We have also made an initial assessment of this site and ascertained that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.</p> <p>In addition to the above, the council will be aware that Southern Water is progressing a major infrastructure project to secure a resilient water supply for its Hampshire supply area. This project, which includes a substantial water supply pipeline between Havant and Otterbourne, will interact with a number of site allocations in the draft Local Plan.</p> <p>Three of the new site allocations are located within the preferred corridor that was identified as part of Southern Water's Summer 2022 consultation on the project. It should be noted that this particular allocation is adjacent to (but not within) the eastern boundary of corridor selection Z, the preferred corridor route. Ongoing coordination with both the Council and landowners should ensure that the proposals are coordinated to avoid any potential impacts or incompatibility.</p> <p>Accordingly, we propose the following additional criteria for Policy BW1:</p> <p>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p>	
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	Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.	
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	Recommendations	Officer response
Comments from SA	None	None
Comments from HRA	None	None

Amendments to policy BW1

Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Nature and Phasing of Development

- i. A masterplan establishing principles for the disposition of housing, open space, access points and linkages with adjacent sites and the wider countryside, including proposals for the SINC to ensure that there is no net loss of biodiversity for the whole allocated area, should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.

Access

- ii. Provide two points of access via Albany Road and Tangier Lane or The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;
- iii. Provide a new/improved footpath/ cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site and the Albany Farm site (Policy BW4).

Environmental

- iv. Provide a substantial landscape framework to create a new settlement edge to the south and west;

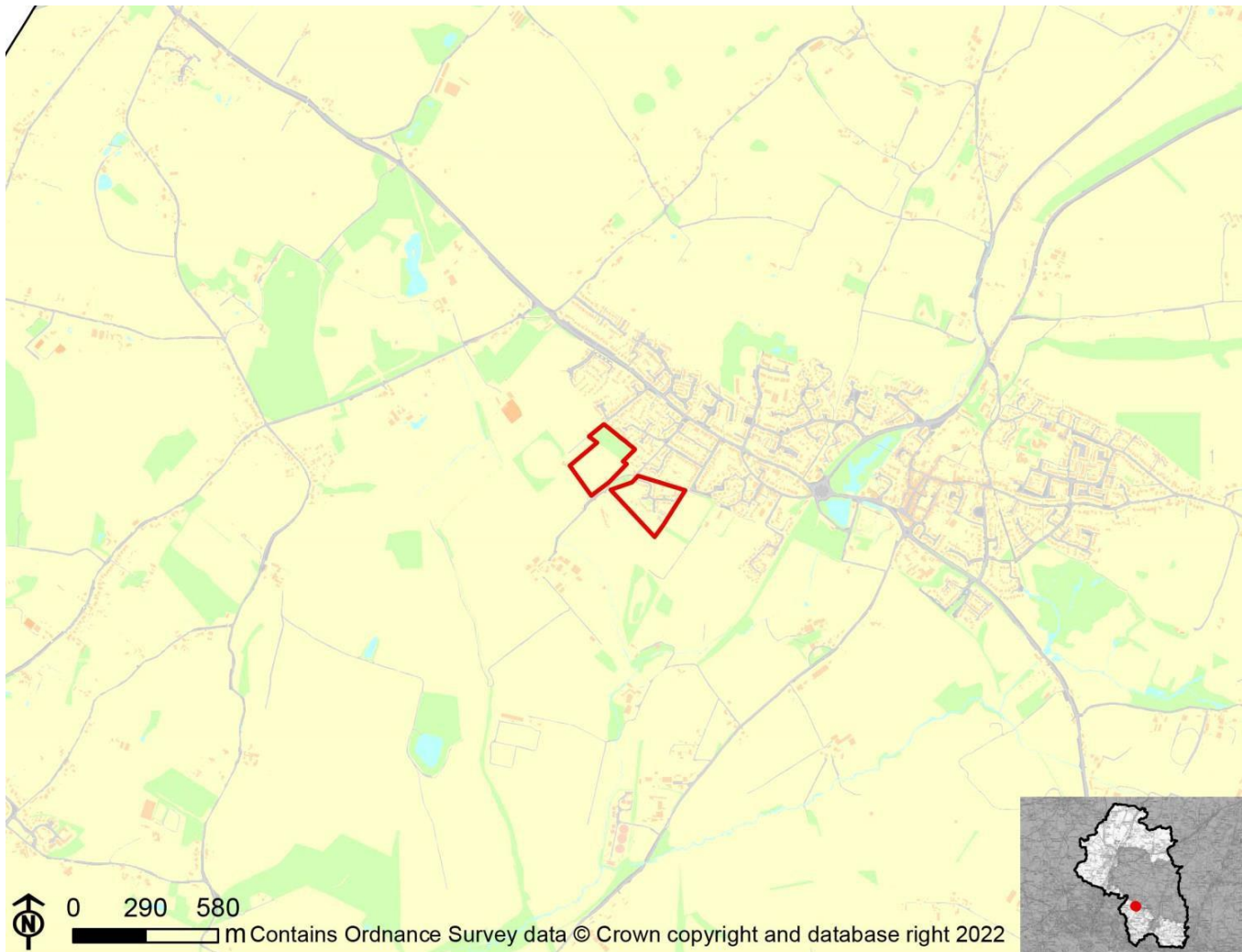
- v. Protect, retain and reinforce existing treed boundaries;
- vi. Provide on-site open space (Informal Open Space and Local Equipped Area for Play);
- vii. Minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;
- viii. Improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through on-site and, if necessary, off-site measures;
- ix. Create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links.

Infrastructure

- x. Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.
- xi. **Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.**
- xii. **Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.**

BW3c: The Vineyard/Tangier Lane

Proposed use: Residential use



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

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

Justification: The site is within 801-1,200m of an NHS GP surgery. It is not within 1,200m of a primary school. It is not within 2,000m of a secondary school. It is not within 1,200m of a town centre. It is within 401-800m of a district or local centre. It is not within 2,000m of a railway station. It is within 300m of a bus stop. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. The majority of it is within an area where average commuting distance is in 21-40% range for the plan area.

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

Overall effect: Minor negative (-)

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

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

Overall effect: Minor positive (+)

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

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are below 50 dB and the noise levels as recorded for the 16-hour period between 0700 – 2300 are below 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is within 801-1,200m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. 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 negative (-)

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

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

Overall effect: Negligible uncertain (0?)

Justification: The site is not in existing employment use.

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

Overall effect: Significant negative (--)

Score by criteria: 9a: Minor negative (-); 9b: Major negative (--); 9c: Minor 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 a locally designated wildlife site or ancient woodland. It is within 200m of a priority habitat. It is not within 100m of a water course. The site does not intersect with a county or local geological site.

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

Overall effect: Negligible uncertain (0?)

Justification: The site has low overall landscape sensitivity.

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

Overall effect: Negligible uncertain (0?)

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

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

Overall effect: Significant negative (--)

Score by criteria: 12a: Major negative (--); 12b: Negligible (0); 12c: Negligible (0)

Justification: The majority of the site contains greenfield 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.