

**Consultation comments on Policy BW2 – Albany Farm**

- Support - 3
- Neither support of object - 4
- Object - 2

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 which neither support nor object to Policy BW2 – Albany Farm</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
BHLF-KSAR-N8BE-X	22. Albany Farm (Carry Forward) 120 dwellings No Env constraints No specific comments. General comments apply.	Development of this allocated site is complete.  <b>Proposed Response:</b>
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	Delete policy BW2, paragraphs 14.13 to 14.14 and the text and diagrams on page 413. Delete reference to this site from table on page 407 and map on page 408.

	<p> dwellings from the local plan will add a 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.</p> <p> 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>	
--	---	--

**Comments which object to Policy BW2 – Albany Farm**

<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-N8N5-T	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.	Development of this allocated site is complete.
ANON-KSAR-NK2C-Y Southern Water <a href="#">Link here</a>	<p>This site is within Southern Water's statutory wastewater service area. We note that there is a policy requirement for 'connection to the nearest point of adequate capacity in the sewerage network'. Since OFWAT's new approach to water and wastewater connections charging was implemented from 1 April 2018, we have adjusted our approach in line with the new requirements, therefore the wording of this requirement is no longer effective. Moreover, our assessment of this site reveals that there is presently adequate capacity within the wastewater network for this development, therefore this policy criterion may be deleted.</p> <p>Our initial assessment also revealed 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,</p>	<p><b>Proposed Response:</b> Delete policy BW2, paragraphs 14.13 to 14.14 and the text and diagrams on page 413. Delete reference to this site from table on page 407 and map on page 408.</p>

	<p>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 site allocation is adjacent to 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 amendments to Policy BW2:</p> <p>Delete; 'Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.'</p> <p>Add; 'Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.'</p>	
--	--	--

	Recommendations	Officer response
Comments from SA	None	None
Comments from HRA	None	None

Amendments to policy BW2

Delete policy BW2, paragraphs 14.13 to 14.14 and the text and diagrams on page 413 as this development is complete. Delete reference to this site from table on page 407 and map on page 408.

~~Albany Farm Housing and Open Space Allocation Land at Albany Farm, 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 & Phasing of Development~~

~~i. A masterplan establishing principles for the disposition of housing, open space, access points and linkages 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 safe vehicle, pedestrian and cycle access to Winchester Road in a form and position which minimises the loss of trees and hedgerows;~~

~~iii. Provide a new/improved footpath/ cycleway through the site as part of a route linking the housing and open space at Albany Farm and the route proposed through the Vineyard site (Policy BW3) and explore the potential for a footpath/cycleway link with Tollgate Sawmill site (Policy BW5).~~

#### ~~Environmental~~

~~iv. Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect these in the proposals;~~

~~v. Protect the Park Lug and provide substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south, linking with the adjoining allotments and cricket ground;~~

~~vi. Protect, retain and reinforce existing treed boundaries;~~

~~vii. Retain sufficient space to support trees and tree belts, particularly along the Park Lug;~~

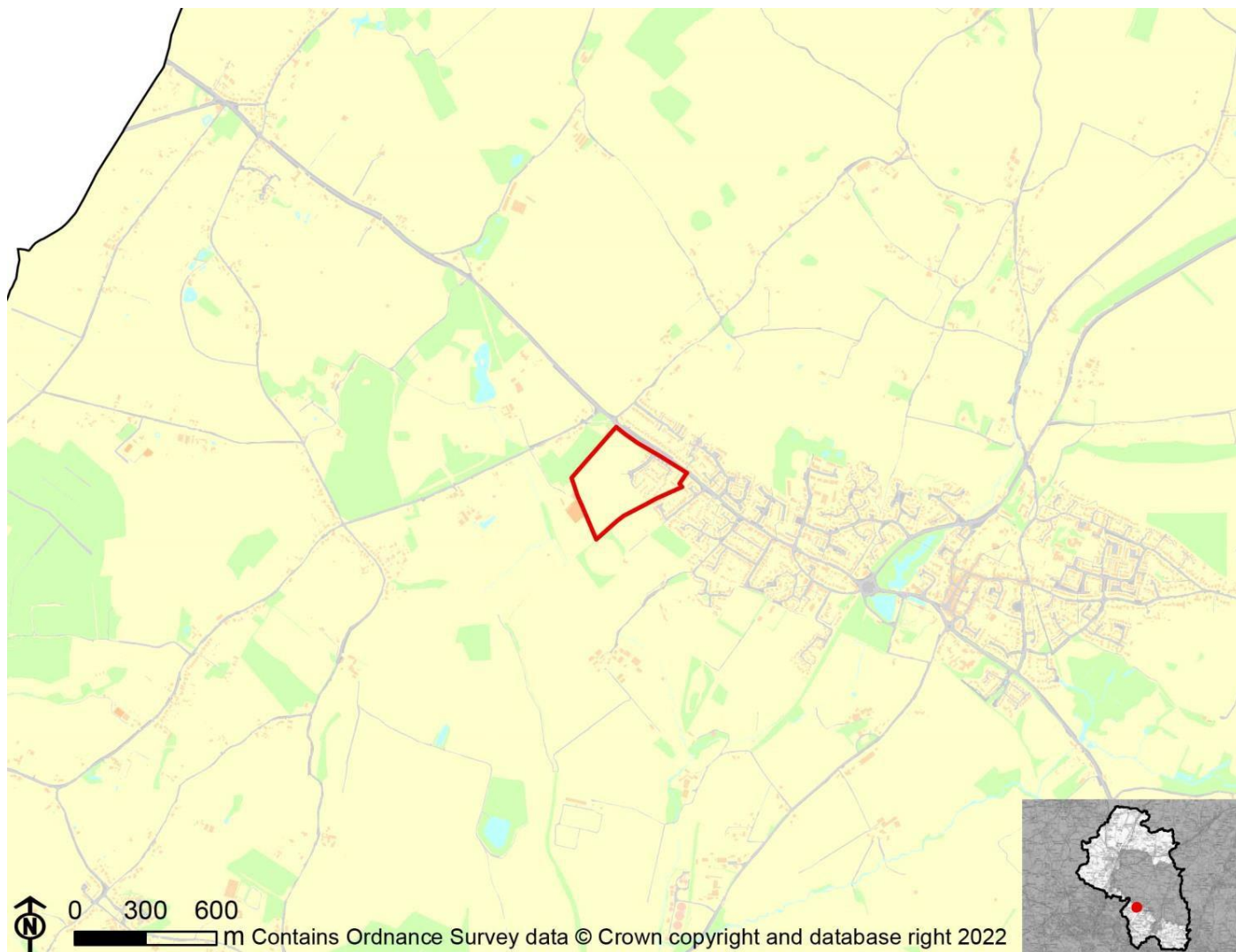
~~viii. Provide on-site open space (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the site, beyond the new settlement boundary (as shown on the Policies Map), to meet current and future open space needs.~~

### Other Infrastructure

- ix. ~~Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms;~~
- x. ~~Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.~~

# BW4c: Albany Farm

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

Justification: The site is not within 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 not within 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: Major 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 not within 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: Negligible (0); 9b: Minor negative (-); 9c: Major negative (--); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is not within an internationally or nationally designated biodiversity site or 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: 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.