

Consultation comments on Policy WK2 - The Glebe housing and open space allocation

- Support - 3
- Neither support of object - 5
- Object - 3

<b>Comments which neither support nor object to</b> Policy WK2 - The Glebe housing and open space allocation		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKHA-K	The Glebe development site General observation: the text reads as though the development is taking place sometime in the future but is due for completion in January 2023. The text in this section, as for the Winchester Road development needs to be amended to put the development in the past tense, not the future, otherwise it is misleading.	This development is complete.  <b>Proposed Response:</b>  Delete policy WK2, paragraphs 14.85 to 14.87 and the text and diagrams on page 471. Delete reference to this site from table on page 465 and map on page 466.
BHLF-KSAR-N8Z7-8 South Downs National Park Authority	(3) The Delivery of New Homes The SDNPA is in the process of starting its Local Plan Review (LPR). An evidence study of development need has been commissioned. In addition, a call-for-sites for development, biodiversity net gain (BNG), nutrient offsetting and renewables was carried out in Summer 2022. Reference is made in the Draft Winchester District Local Plan to the delivery of 500 homes within the SDNP area of Winchester District between 2019 and 2039. This is a provisional figure that will need to be subject to much further evidence. We will continue to work proactively with WCC towards achieving a robust joint position, which does not pre-empt or prejudice the South Downs LPR. Furthermore, we are mindful that Michael Gove (Secretary of	

	<p>State for Levelling Up, Housing &amp; Communities [LUHC]) recently provided a statement on the planning system in the House of Commons on 06 December 2022. The Statement referred to an upcoming National Planning Policy Framework (NPPF) prospectus in which housing numbers should “be an advisory starting point, a guide that is not mandatory”. Indeed, Mr Gove explained that it will be up to Local Authorities – by working with their communities – to determine how many homes can actually be built and that this will need to take into account what should be protected; i.e., Green Belt, National Parks (emphasis added), the character of the area, or heritage assets etc. The Statement also alluded to alterations to the need to demonstrate a rolling 5-year land supply depending on the stage of plan preparation and adoption.</p> <p>The SDNPA acknowledge the findings of the latest Winchester GTAA (2022) which concludes there is no unmet need for gypsy and traveller households in the Winchester Area of the SDNP, and a need for 8 Travelling Showpeople households in the Winchester Area of the SDNP. We would recommend that Tables H3 and H4 are updated to make it clear that the need and delivery for traveller pitches and plots shown are in relation to the parts of Winchester District outside of the SDNP only.</p> <p>Moving forward, we will look to work positively with WCC towards achieving a robust joint position on housing figures (along with other cross boundary issues) through a new Statement of Common Ground (SoCG). The above will need to take into account any potential forthcoming amendments to the NPPF, and the recent announcement regarding advisory, rather than mandatory, housing figures.</p> <p>In terms of the proposed allocations, the following allocations will need to be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed development sites</p>	
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	<p>and/or neighbourhood plan (NP) designated areas will be within the setting of the SDNP. As such, any development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP. The above relates to the following:  Policies BW3 (Tollgate Sawmill), CC2 (Colden Common Farm), CC3 (Land at Main Road), D1 (Denmead NP Designated Area), KW2 (Land adjoining the Cart &amp; Horses PH), NA3 (New Alresford NP Designated Area), OT01 (Land east of Main Road), W5 (Bushfield Camp), W6 (Winnall), W10 (Former Riverside Leisure Centre), WK1 (Winchester Road and Mill Lane), and WK2 (The Glebe).</p>	
<p>BHLF-KSAR-N8BE-X  Environment Agency  <a href="#">Link here</a></p>	<p>See SP for colours  Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located outside of FZ 2&amp;3  Orange text: Action to be taken  Red text: Concern over deliverability without further work/information</p> <p>35. The Glebe  80 dwellings  • Secondary A Aquifer  Water Quality  The protection of the groundwater will need to be considered as part of this site - specific policy.</p>	
<p>BHLF-KSAR-N86Z-7</p>	<p>GP Surgeries  Wickham Wickham Surgery (Main and Branch)  NHS Hampshire and Isle of Wight ICB - Primary Care Response  The GP surgeries that serve these potential sites are currently have capacity for 3,440 patients as of October 2022; this capacity however is already due to be absorbed through the Welborne development.</p>	

	<p>Wickham Surgery has expanded its surgery footprint in the last few years to include additional triage space and two consulting rooms. These expansions have in part been due to the already approved Welborne Garden Village development of 6,000 homes agreed by Fareham Borough Council in the south of the practice's boundary; if these homes are built, the surgery will not have capacity to grow its patient list size without further expanding its infrastructure.</p> <p>Bishops Waltham and Wickham surgery are both part of the Winchester Rural South Primary Care Network. 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>Wickham surgery and the 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 WK1/2/4 to inform potential developers of the requirement for these impacts to be mitigated.</p>	
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**Comments which object to** Policy WK2 - The Glebe housing and open space allocation

Respondent number	Comment	Officer comment
<p>ANON-KSAR-NK2C-Y Southern Water <a href="#">Link here</a></p>	<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. However the need remains for recognition that there is limited capacity on this site at the "practical point of connection", as defined in the New Connections Services. Our assessment has shown that a connection to the sewer network at this site's 'practical point of connection' could lead to an increased risk of flooding unless network reinforcement is undertaken in advance of occupation. This reinforcement will be provided through the New Infrastructure charge and 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.</p> <p>This 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, in order to prevent the increased risk of flooding. Southern Water has limited powers to prevent connections to the water and sewerage networks, 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.</p> <p>Proposed amendment</p>	<p>This development is complete.</p> <p><b>Proposed Response:</b></p> <p>Delete policy WK2, paragraphs 14.85 to 14.87 and the text and diagrams on page 471. Delete reference to this site from table on page 465 and map on page 466.</p>

	<p>Accordingly, we propose the following amendments for Policy WK2:</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; 'Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.'</p>	
ANON-KSAR-N856-2	<p>Generally The Glebe has been a successful development for Wickham, but my concerns are;-</p> <ol style="list-style-type: none"> <li>1. Even more traffic is discharged onto the A32 A334 in addition to the 125 new houses on Winchester Road and the eventual 6000 houses at Welborne. These roads are at near capacity already!</li> <li>2. Access iii). Provide safe vehicle, pedestrian and cycle access to the site by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road. This crossing has also not been completed making it very hard for residents to safely access the village shops, the nursery and the primary school.</li> <li>3 iv). Provide crossing arrangements to enable pedestrians and cyclists to cross School Road safely to access the village centre and facilities, along Fareham Road and Bridge Street. This crossing has also not been completed making it very hard for residents to safely access the village shops, the nursery and the primary school.</li> </ol>	
BHLF-KSAR-N8BQ-A	<p>We understand development of this site has taken place and therefore query inclusion of this policy in the plan.</p>	

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

### Amendments to policy WK2

Delete policy WK2, paragraphs 14.85 to 14.87 and the text and diagrams on page 471 as this development is complete. Delete reference to this site from table on page 465 and map on page 466.

~~Land at the southern end of The Glebe, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 80 dwellings and the provision of public open space on the northern part of the site. 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. The southern part of the site (approximately 2.9 hectares) is proposed for residential development in conjunction with the northern part (approximately 3 hectares) being laid out and made available for informal public open space. 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;~~
- ~~ii. A phasing plan establishing the order and location of development and infrastructure provision for all the allocated area should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.~~

#### ~~Access~~

- iii. ~~Provide safe vehicle, pedestrian and cycle access to the site by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road;~~
- iv. ~~Provide crossing arrangements to enable pedestrians and cyclists to cross School Road safely to access the village centre and facilities, along Fareham Road and Bridge Street.~~

#### Environmental

- v. ~~Provide substantial landscaping to~~

~~create a new settlement edge to the north and east, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;~~

- vi. ~~Provide and lay out 3 hectares of land in the northern part of the site for public Informal Open Space and Parkland, and make Sports provision by contributing to the improvement of Wickham Recreation Ground, and provide open space within housing development (Local Equipped Areas for Play);~~

- vii. ~~Investigate the archaeology of the whole site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site.~~

#### Other Infrastructure

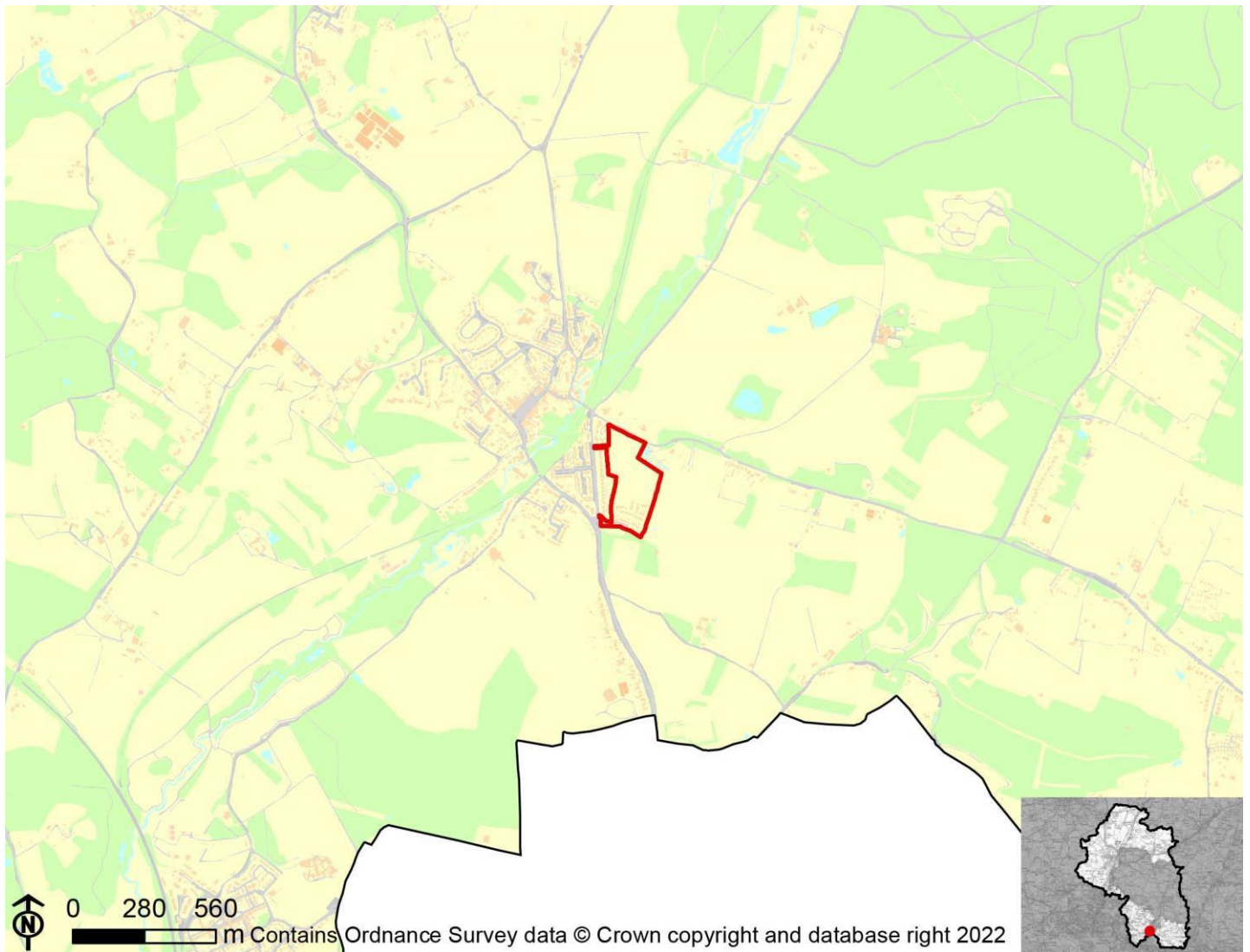
- viii. ~~Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;~~

- ix. ~~Include surface water management measures to ensure the risk of flooding is not increased.~~



# WK3c: The Glebe

Proposed use: Residential 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	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 positive (+)

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

Justification: The site is within 401-800m of an NHS GP surgery. It is within 401-800m 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 200m 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. 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 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 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: Negligible (0); 4b: Negligible (0); 4c: Negligible (0); 4d: Negligible (0); 4e: Minor positive (+); 4f: Major 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 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: 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 500m of 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: Minor negative (-); 12c: Minor negative (-)

Justification: The majority of the site contains greenfield land. A significant proportion of the site ( $\geq 25\%$ ) is on Grade 3 agricultural land or less than 25% of the site is on Grade 1 or 2 agricultural land. A significant proportion of the site ( $\geq 25\%$ ) 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.