

### Consultation comments on policy WK3 – Welbourne Open Space

- Support - 7
- Neither support of object - 5
- Object - 1

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 WK3 – Welbourne Open Space</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKQ5-G Curdrige Parish Council	A cycle path and footpath should traverse this site to provide sustainable access from Knowle to retail and community facilities in Welbourne.	Noted. HCC is undertaking a district-wide Local Cycling and Walking Infrastructure Plan which will consider the potential for improved cycling links.
ANON-KSAR-NKHA-K	The goal of the Plan to ensure a strategic gap between Wickham and Knowle and Welborne is well described and has wholehearted support of WRA and the whole community.	Comments noted. The text included in the Reg 18 Plan contains some older references which should be updated.
ANON-KSAR-NKFD-M	The definition of the Settlement Gap between the new Welbourne development to the North of Fareham and Wickham and Knowle is strongly supported. Indeed, the protection of this land as defined in 14.89 and Policy WK3 must be maintained in the long term as it is essential to avoid the risk of the historic and distinct village of Wickham coalescing into the new development of Welbourne.	Proposed response:  Amend first sentence of policy WK3 as follows –
ANON-KSAR-N856-2	Absolutely vital if Wickham and Knowle are not to be absorbed into the urban development of Fareham now that building of Welborne is	The city council will cooperate with Fareham Borough Council to help

	<p>to take place north of the natural barrier of the M27. There was very strong feeling from residents about preserving vital open spaces in the 2019 Wickham Parish Plan survey – those between Wickham and Knowle and between Knowle and Welborne.</p>	<p>develop a Strategic Development Area of <u>about 6,000</u> <del>between 6,500 – 7,500</del> dwellings together with supporting uses, centred immediately to the north of Fareham.</p> <p>Amend paragraphs 14.88 to 14.90 as follows -</p> <p>14.88 The Welborne development to be located to the North of Fareham will comprise approximately 6,000 new homes <u>and associated uses</u>. <del>This development will be focused towards the City of Portsmouth and help deliver the strategic growth required in the South Hampshire sub-region.</del> The adopted Fareham Core Strategy (2011) <u>Fareham Local Plan (2023)</u> and <u>Welborne Plan Local Plan Part 3</u> (2015) set out the planning framework for the development</p> <p>14.89 Although none of the built element of the SDA will be within Winchester District, the SDA is a strategic issue which the Winchester District Local Plan needs to address. <del>The Fareham Core Strategy requires that g</del><u>Green</u> buffers are provided to ensure that <del>the SDA</del> <u>Welborne</u> does not coalesce with Wickham or Knowle. Some of the land involved will be within</p>
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		<p>Fareham Borough, and the city council would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between <del>the SDA</del> <u>Welborne</u> and Knowle and Wickham. It is also necessary for this Plan to define the general extent of open land within Winchester District which should be retained as a gap between <del>the SDA</del> <u>Welborne</u> and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester District, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character. The uses and management of the area must help to secure an effective, viable and long-term gap between <del>the SDA</del> <u>Welborne</u> and the separate settlements of Knowle and Wickham.</p> <p>14.90 Policy <u>SH7WK3</u> below sets out the planning framework for the areas within Winchester District</p>
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**Comments which neither support nor object to** policy WK3 – Welbourne Open Space

Respondent number	Comment	Officer comment
ANON-KSAR-N8Q5-W	<p>The Woodland Trust supports the designation of this area as open space. Any development should be designed to exclude areas of ancient woodland and ensure appropriate buffer zones.</p> <p>Where development sites are adjacent to ancient woodland, we recommend that as a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice. A larger buffer may be required for particularly significant engineering operations, or for after-uses that generate significant disturbance.</p> <p>Further information is available in the Trust’s Planners’ Manual for ancient woodland.</p>	<p>This policy sets out the Councils aim to work with Fareham BC to help develop the Welborne new community. The allocation within Winchester District is for open space. It is considered that policies NE5 and NE15 provide a suitable framework for protecting ancient woodland and need to be repeated here.</p>
BHLF-KSAR-N8TZ-5	<p>Both the Welbourne Open Space and Ravenswood Housing allocation provide opportunities to join up and enhance the rights of way network in the area to get horse riders, cyclists and pedestrians away from the roads that will be subject to increased traffic as a result of the developments. This is recognised to an extent in paragraph 14.104, which refers to a key aim of the Council and the community being to secure a link from the existing Meon Valley Trail through to Knowle.</p> <p>The importance of the Meon Valley Trail, which is Wickham bridleway 501, and the need to provide an off-road connection between this route and Fareham bridleway 515 needs to be given much greater</p>	<p>Noted. HCC is undertaking a district-wide Local Cycling and Walking Infrastructure Plan which will consider the potential for improved cycling links.</p>

	<p>significance in policy WK4 and the development should be required to make such provision through a new bridleway or the upgrading and reclassification of existing footpaths to establish this link. In Policy WK4 criterion iii. needs to be amended accordingly and should read, "Provision of a bridleway from the Meon Valley Trail through Knowle to connect with Fareham bridleway 515."</p>	
<p>BHLF-KSAR-N8BE-X</p> <p>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>36. Wickham  Open Space/Settlement Gap  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 to ensure no environmental impacts.</p> <ul style="list-style-type: none"> <li>• FZ 2 &amp; 3</li> <li>• mains sewer only to East of site</li> <li>• Principal and Secondary A Aquifer</li> <li>• Historic Landfill, land use contamination risk (railway)</li> </ul> <p><u>Water Quality</u></p> <p>The protection of the groundwater will need to be considered as part of this site - specific policy.  There may be contamination issues with this site associated with previous activities.</p>	<p>This policy sets out the Councils aim to work with Fareham BC to help develop the Welborne new community. The allocation within Winchester District is for open space. As such is it not considered necessary for the policy to note the potential water quality issues identified.</p>
<p>BHLF-KSAR-N86Z-7</p>	<p>GP Surgeries  Wickham Wickham Surgery (Main and Branch)</p>	<p>This is policy to provide open space and as such will not impact upon population</p>

	<p>NHS Hampshire and Isle of Wight ICB - Primary Care Response</p> <p>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. 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. 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. 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>	<p>or NHS provision. Other representations have been received on this issue from the ICB in relation to housing site allocations and are responded to in those parts of this document.</p>
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**Comments which object to** policy WK3 – Welbourne Open Space

Respondent number	Comment	Officer comment
BHLF-KSAR-N87B-G	<p>Policy WK3</p> <p>5.3 At Policy WK3, 210 hectares of land is allocated as Welbourne Open Space with an indicative housing provision of zero.</p> <p>5.4 As referenced in Section 4 above, in the absence of evidence to justify the extent of the settlement gap, it is not considered that a blanket open space/gap designation at WK3 is justified. Given that there are already buildings on part of the site and along Hoads Hill, a detailed assessment is required to demonstrate whether or not each parcel contributes to the purposes of a settlement gap.</p> <p>5.5 Whilst supporting the principle of open space north of Welbourne, Macra object to the site at Mayles Farm being included in the wider WK3 allocation given that it does not make provision for any new homes.</p> <p>5.6 Paragraph 14.89 of the draft plan states that, “The uses and management of the area must help to secure an effective, viable and long-term gap between the SDA and the separate settlements of Knowle and Wickham.” The proposals at Mayles Farm will help achieve this by providing most of the land between Wickham and Welborne as public open space which would be handed over to a public body; such as the Parish Council or Winchester City Council thereby securing it in perpetuity, whilst also offering considerable public benefit to the communities of Wickham, Welbourne and Knowle. There is also an opportunity to provide an allocation of 100 homes on the developed area of Mayles Farm to facilitate the proposed open space.</p> <p>5.7 Macra wish to see their Vision reflected through a new allocation for Wickham as shown in Figure 1;</p>	<p>The proposals to provide homes on part of the existing gap are considered in the <i>Development Strategy and Site Selection Background Paper</i>. That process has not identified Mayles Farm for development and so this does not provide a justification for the removal of the gap designation.</p>

	<p>Public open space of approximately 70 acres retained in perpetuity to help protect the gap between Mayles Farm Macra Ltd Wickham and Welborne, but also with an indicative housing provision of 100 homes. This would be entirely consistent with the objectives of Policy WK3 and the position of Wickham within the settlement hierarchy. With a separate allocation for Wickham to include Mayles Farm, it is proposed that the wider gap should be managed under the provisions of Policy NE7 rather than as an allocation for consistency.</p> <p>5.8 A separate allocation at Mayles Farm would provide approximately 100 new homes adjacent to the existing settlement boundary, part of which would be on developed land. The development would be physically and functionally connected to Wickham, unlike the proposal at Ravenswood, and as such residents could easily access the services and facilities in Wickham. Some of the homes would be in place of existing equine buildings, meaning that the visual impact would be minimal. In addition, the presence of existing buildings on the site means that the proposal would not impact on the integrity of the gap between Wickham and Knowle. Access would be via Hoads Hill to the east.</p>	
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	Recommendations	Officer response
Comments from SA		
Comments from HRA		

### Amendments to Policy WK3

The city council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of about 6,000 ~~between 6,500 – 7,500~~ dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester District (as shown on the plan below) will form part of the open areas, to ensure separation between the SDA and the



existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy NE7 – Settlement Gaps.

Revise paragraphs 14.88 to 14.90 as follows-

14.88

The Welborne development to be located to the North of Fareham will comprise approximately 6,000 new homes and associated uses. ~~This development will be focused towards the City of Portsmouth and help deliver the strategic growth required in the South Hampshire sub-region.~~ The adopted Fareham Core Strategy (2011) Fareham Local Plan (2023) and Welborne Plan Local Plan Part 3 (2015) set out the planning framework for the development

14.89

Although none of the built element of the SDA will be within Winchester District, the SDA is a strategic issue which the Winchester District Local Plan needs to address. ~~The Fareham Core Strategy requires that g~~Green buffers are provided to ensure that ~~the SDA Welborne~~ Welborne does not coalesce with Wickham or Knowle. Some of the land involved will be within Fareham Borough, and the city council would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between ~~the SDA Welborne~~ Welborne and Knowle and Wickham. It is also necessary for this Plan to define the general extent of open land within Winchester District which should be retained as a gap between ~~the SDA Welborne~~ Welborne and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester District, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character. The uses and management of the area must help to secure an effective, viable and long-term gap between ~~the SDA Welborne~~ Welborne and the separate settlements of Knowle and Wickham.

14.90

Policy ~~SH7~~WK3 below sets out the planning framework for the areas within Winchester District