

Consultation comments on policy WC1 – Morgans Yard

- Support - 6
- Neither support or object - 5
- Object – 12

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 in support of policy WC1		
Respondent number	Comment	Officer comment
ANON-KSAR-NKPT-E	Maximum no. of homes not to exceed 60 at the Morgan's site. No further development within the Parish of Shedfield consisting of 3 villages, Waltham Chase, Shirrell Heath and Shedfield	It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The draft plan does not allocate further sites in the settlement. Proposed Response: no change.
ANON-KSAR-NK6T-M	The appropriate number of houses should be around 60. No other houses to be built within Waltham Chase or throughout Shedfield Parish .	
ANON-KSAR-NKFK-U	The appropriate number of houses should be restricted to about 60, with no further development on this scale within Waltham Chase.	
ANON-KSAR-NK1Z-N Shedfield Parish Council	Shedfield Parish Council (SPC) agrees with the principle of WC1, namely no new development in Waltham Chase except Morgans Yard.	It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application

	<p>Waltham Chase and the rest of the Parish has been overdeveloped and the number of homes built exceeds the required figures laid out in the last plan.</p> <p>SPC challenges the figures given in the housing support sources, detailed in the draft plan.</p> <p>The houses planned for WC1 should not be more than 60</p> <p>The development should be in keeping with the density, design and layout of other new sites within the settlement boundary</p> <p>A safer walking to school plan must be included, especially widening the pavement/cycle route along Winchester Road and other routes.</p> <p>The land set aside for open space should be accessible for the whole community.</p>	<p>21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit.</p> <p>The policy requires a safe pedestrian link with the school.</p> <p>It is not clear what element of the housing supply is challenges by the Parish Council.</p> <p>Proposed Response: no change.</p>
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Comments which neither support nor object to policy WC1 – Morgans Yard		
Respondent number	Comment	Officer comment
ANON-KSAR-NKA1-V	in WC1 you should only allow 60 houses. No other developments to be built in Waltham Chase, Shirrell Heath or Shedfield (Shedfield Parish)	It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The draft plan does

		not allocate further sites in the settlement.
BHLF-KSAR-N8BE-X	<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&3 Orange text: Action to be taken Red text: Concern over deliverability without further work/information</p> <p>20. Morgans Yard Page 373 100 dwellings 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"> • Historic Land use contamination risk <p>Water Quality 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>Overall it is considered the previous contamination of this site is recognised in the policy with sufficient measures to ensure it is appropriately dealt with. There may be some benefit in highlighting any risk to groundwater, so this should be added to the policy.</p> <p>Proposed Response:</p> <p>Amend criterion ii of Policy WC1 as follows –</p> <p>ii. The proposals, should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided <u>including to groundwater</u>.</p>
BHLF-KSAR-N86T-1 Hampshire County Council (Transport)	<p>Waltham Chase, p.507 There is a desire from local councillors and residents to reduce severance caused by high traffic flows and vehicle speeds through the village particularly on Forest Road and Winchester Road. This could be achieved through the provision of additional pedestrian crossing facilities on Winchester Road and Forest Road. Policy WC1 Morgan's Yard – 100 dwellings The County Council request that the following additions and amendments to Policy WC1:</p>	<p>It is not clear how the proposed new criterion vi is justified. But a note in the supporting text will ensure this is considered should another application be made for development of this site.</p> <p>Proposed response:</p>

	<p>Access</p> <p>Clause iii. Provide safe vehicle, pedestrian and cycle access</p> <p>iv. Provide adequate parking for staff and visitors</p> <p>v. Include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the school</p> <p>new clause</p> <p>vi. Contribute to schemes that help the village becoming a healthier place through additional or improved pedestrian crossings and active travel improvements.</p>	<p>Add the following sentence to paragraph 14.147 of the supporting text.</p> <p><u>It should also demonstrate how it has considered if there is a need to improve road crossings.</u></p>
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Comments which object to policy WC1 – Morgans Yard		
Respondent number	Comment	Officer comment
ANON-KSAR-NKQ3-E	<p>Waltham chase is part of Shedfield Parish . The housing source data supplied in the draft plan is incorrect</p> <p>WC1 was part of current plan and has been forward onto the draft plan. It was designed to have only 60 houses as part of the master plan for the area. Land that was set aside for the school expansion and local amenity is no longer available.</p> <p>WC1 should be developed but the maximum dwellings should be 60, the inclusion of industrial units must also in included. More houses on the site would not be in keeping with the other sites namely WC2,3,4</p> <p>The amount of local space (.64h) that has been promised for over 30years must be honoured.</p>	<p>It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The draft plan does not allocate further sites in the settlement.</p>
ANON-KSAR-NKPE-Y	<p>As proven by the current planning application for this parcel, there is simply insufficient space to provide that quantum of development in a worthwhile and appropriate fashion, whilst also allowing proper space for play, community interaction, SUDS, ecology, and tree</p>	<p>It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application</p>

	<p>retention.</p> <p>In light of this, and as per the old policy (WC1), it ought run in tandem with the detached parcel located to its East - along Solomons Lane (SHELAA ref.: SH49) - whereby, as originally envisaged, this 2nd parcel could be used to help provide a complementary suite of enhancements, along the lines of those that recently made up the RGOM planning application (22/00149/OUT).</p> <p>My concern is that, essentially, Morgans Yard cannot deliver 100 dwellings in isolation: it needs to come forward in tandem with the 'old' WC1 allocation of additional land to its East.</p>	<p>21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The draft plan does not allocate further sites in the settlement.</p>
<p>ANON-KSAR-NKQU-G</p>	<p>Waltham Chase has limited opportunities for new or intensified employment opportunities, Morgan's Yard being the only one of scale within the settlement boundary. Emerging policy E6 (Retaining Employment Opportunities) seeks to retain existing and allocated employment sites, stating the loss of which will only be "permitted where it can be demonstrated that continued employment use is no longer practical or viable".</p> <p>Part 2 Local Plan (2017) allocation.</p> <p>Morgan's Yard was allocated within the Part 2 Local Plan for "the development of about 100 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses". The quantum of residential development was increased from the "about 60 dwellings" proposed within the consultation draft plan (2014), the reason for which is articulated in the Inspector's Report (2017) at paragraphs 106 & 107. The Inspector stated, "the site suffers from contamination; a legacy of previous employment uses, and evidence has been presented, which the Council now concurs having taken relevant professional advice, that a scheme involving</p>	<p>It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The application was supported by a viability assessment to consider and address the issues raised by the contamination on site.</p>

	<p>around 60 new homes is unlikely to prove viable in the foreseeable future, taking into account presently estimated abnormal development costs, including land remediation, of around £2.5million.”</p> <p>Conclusion.</p> <p>The additional cost in remediating the site to a standard appropriate for residential use (high sensitivity), especially when considered in combination with the significant inflation in construction costs since the adoption of the 2017 plan, being in excess of 25%(1), indicates that the proposed allocation is not viable for delivery within the emerging plan period in accordance with proposed policies such as those relating to affordable housing, the protecting and enhancing of Biodiversity and the Natural Environment and achieving Nutrient Neutrality.</p> <p>It is contended that the site would more appropriately be allocated for economic regeneration and retention within employment use, in accordance with emerging policy E6. This would seek to address the acknowledged contamination issues appropriately for uses classified as ‘low sensitivity’.</p> <p>(1) - In the period April 2017 (adoption of the Part 2 Plan) to September 2022 (the latest date for which ONS figures are available), construction costs have increased by more than 25%.</p>	
ANON-KSAR-NKZU-S	The assessment of 14.142 and 14.143 fails to consider Shedfield Parish as a whole, purely focusing on the delivery of housing within Waltham Chase, whilst ignoring the villages of Shirrell Heath and Shedfield.	The distribution of development in the emerging Plan is informed by the presence of services and facilities in each settlement. It is not considered appropriate to allocate homes at a parish

	<p>There does not appear to be a sound justification for the exclusion to meet the identified suitable housing requirement of 50-60 dwellings across the Parish, despite the settlement hierarchy ranking of Waltham Chase. As Waltham Chase is considered to be too constrained, alternative options for allocation to meet the housing targets should be considered.</p> <p>Shedfield Parish Council have undertaken their own assessment of suitable SHELAA opportunities within the Parish that could accommodate additional housing and shared this information with the Policy team. SH26 was one of those sites.</p> <p>SH26 is being promoted for residential allocation in Shirrell Heath by Falcon as part of the emerging Winchester Local Plan 2018-2039 process. Falcon have engaged with Shedfield Parish Council since 2019 regarding a custom build housing proposal, as well as throughout 2022 prior to this consultation.</p> <p>A pre-application was submitted in 2019 for custom build developments providing an evidence base and internal policy review of the site, which has no major constraints and is enclosed by residential housing on 3 x boundaries, as well as being situated outside the identified settlement gap. This is supported by SHELAA 2021 review with it identifying the site being deliverable/developable for 42 dwellings based on a housing density of 30 dph.</p> <p>Due to the existing character of the area and surrounding housing a more appropriate number of homes is proposed at 20-25 dwellings (15-20 dph) across the whole 1.84-hectare site, with the remaining areas accommodating policy D1 in High Quality Places and Living Well, as well as facilitating improvements in biodiversity, ecology, and green energy.</p>	<p>level, with the exception of those parishes bringing forward neighbourhood plans.</p> <p>The rationale for the overall distribution of development is set out in the <i>Development Strategy and Site Allocation</i> background paper and the responses received in this consultation have not presented a sufficient justification for the allocation of sites in the settlement of Shirrell Heath.</p>
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	<p>The site is suitable, deliverable, and available for residential allocation as part of the emerging Winchester Local Plan 2018-2039 to help meet the needs of Shedfield Parish and spread housing distribution across the Parish, rather than solely focusing on Waltham Chase. It is also understood the development proposal is viewed positively as an alternative location for additional housing in Shedfield Parish should the Parish be correctly allocated further housing figures in the plan.</p> <p>On the above basis we believe the policy should be expanded to include additional allocations within Shedfield Parish to meet the 'aim' figure of 50-60 dwellings, of which the land at SH26 should be allocated for 20-25 dwellings.</p>	
ANON-KSAR-NKWC-4	<p>The policy as it stands is supported by paragraphs 14.146 and 14.147 which are contradictory and do not make sense. Either the land is required for the school and is included in the development plan or it is not. As it reads at the moment it is both, although the land to the east of the school is no longer shown on the map. Furthermore with the volume of recent development in the parish. it does not make sense that a school extension is no longer required. The parish is also short of recreation land.</p> <p>The Housing Sources table shows that 98 homes are from the Morgans Yard development but does not specify which other developments are referred to. This information would assist readers to confirm or otherwise the information provided.</p> <p>With careful planning I believe the jobs lost could be replaced with a different type of employment that would sit alongside residential development in an edge of the village location.</p>	<p>Agree wording in para. 14.146 and 14.147 is not clear.</p> <p>Proposed Response:</p> <p>Delete paragraphs 14.146 and 14.147.</p>

	<p>Without significant improvements to infrastructure it is unlikely any development would be able to satisfy the access requirements. At present there are no safe routes for young children for any development to link to and the Highway network is oversubscribed and inadequately regulated/maintained.</p> <p>Broadband, GP provision and retail are also unable to satisfy the requirements of the Draft plan, for example 15 minute neighborhoods.</p>	
ANON-KSAR-N8GS-H	<p>Paragraph 14.143 sets out that "following the reassessment and updating of the settlement hierarchy, Waltham Chase is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings".</p> <p>Waltham Chase is a large village with a range of services and facilities making it a sustainable location for new development.</p> <p>The Winchester Settlement Hierarchy covering the Market Towns and Rural Area Background Paper (May 2009), which was prepared to inform the Local Plan Part 1 (LPP1), identified Waltham Chase as a higher order settlement in the District, concluding that "There are also a number of smaller settlements that score well, taking a combination of connectivity score, population and 2009 service score it is evident that Colden Common, Kings Worthy, Swanmore, Waltham Chase, Wickham, and Denmead perform well and provide a range of local services. Also these all rely to some extent on New Alresford or Bishops Waltham, in addition to Winchester or more urban areas outside of the District. Blueprint responses also reiterated their importance as local service centres for the daily needs of many smaller rural settlements."</p>	<p>Overall it is considered Waltham Chase is correctly categorised as an intermediate rural settlement.</p> <p>It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The application was supported by a viability assessment to consider and address the issues raised by the contamination on site. Therefore the site WC1 is considered deliverable for around 80 dwellings.</p> <p>The site SH13 (land at Church Farm) is not adjacent to the existing settlement boundary of Waltham Chase. The site itself is considered poorly related to the centre of the settlement being located the</p>

	<p>Policy MTRA1 of the adopted LPP1 went on to identify the provision of about 250 dwellings in each of the 'larger villages', including Waltham Chase. The Local Plan Part 2 (LPP2) subsequently allocated four sites for development within Waltham Chase, totalling 275 dwellings, recognising that it is a sustainable location for new development.</p> <p>The Settlement Hierarchy Review (SHR) 2021, continued to identify Waltham Chase as a larger village, falling within the second tier of the settlement hierarchy 'Market Towns and Larger Villages'.</p> <p>However, the 2022 SHR downgrades Waltham Chase to a new group of 'intermediate settlements'. As set out in detail in our comments on the 2022 SHR, there are a number of flaws with the latest SHR and its revised methodology, which fails to properly acknowledge the range of services and facilities in the village.</p> <p>Waltham Chase should be re-categorised as a 'larger rural settlement' and Land at Church Farm (SHELAA Site SH13) should form a new allocation to help meet housing and employment needs.</p> <p>Paragraph 14.143 goes on to state "However, given the constraints around the village, particularly the narrow settlement gap with Swanmore, and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan".</p> <p>The Land at Church Farm (SHELAA Site SH13) could be developed with a substantial landscape buffer along its eastern and northern boundaries. The development would be perceived as a modest extension to Waltham Chase, linked seamlessly to the existing settlement to the south. It would also via an extension of the Church Farm Industrial Estate provide a way forward to produce more</p>	<p>other side of a range of employment uses and it is not considered it would be possible to integrate residential or mixed use development in this location with the rest of the village.</p>
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	<p>employment opportunities for the local area.</p> <p>The second reason given for the lack of new allocations at Waltham Chase is that there is a "substantial level of allocated land remaining to be developed". This refers to Allocation WC1 'Morgan's Yard Mixed Use Allocation', which was allocated for about 100 dwellings in the LPP2 in April 2017. However, there are clearly a number of matters which call into question the delivery of this site.</p> <p>WC1 allocates the site for "the development of about 100 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site". The Policies Map includes land to the east of the school as 'Open Space for Mixed Use Allocations' (WC1a) and the policy text requires the development to "provide for an extension of the adjoining St John the Baptist Primary School playing fields" and goes on to describe the provision of "at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms". Supporting text at paragraph 4.7.17 further sets out that "Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the development should provide an area of land of at least 0.64 hectares for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other open space or facilities needed by the local community."</p> <p>Despite being allocated for development in April 2017, a planning application was not submitted until September 2021. The application proposed 98 dwellings and employment provision, but</p>	
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	<p>did not include the provision of any open space or other infrastructure or community facilities on land to the east of the school (WC1a). It is understood that the WC1a land is not under the control of the applicant. As such, the development proposals are not in accordance Policy WC1 as they cannot be delivered.</p> <p>It is also noted that the application proposals have been revised such that the quantum of dwellings proposed has reduced to 82. Therefore, should this application be approved, it would provide 16 less dwellings than the 98 dwellings allowed for in the table on page 507 of the emerging Local Plan, reducing the total provision for Waltham Chase to 179 (rather than 195).</p> <p>Furthermore, the application at Morgan's Yard proposes to deliver only 12% affordable housing (10 dwellings), against a requirement of 40% as set out in Policy 3 of the LPP1, on viability grounds. It is proposed that this is increased to 19.5% if the six First Homes can be delivered by the end of March 2023. However, as set out by the Housing Officer in their consultation response, this does not seem to offer sufficient time for delivery, and so the 12% provision seems more realistic.</p> <p>The number of dwellings proposed under WC1 was increased to about 100 during the preparation of the LPP2 to reach a level of development that was considered to be viable and could deliver the full 40% affordable requirement (40 dwellings), and included WC1a to allow for the main site to maximise development potential. The current application would therefore deliver 30 fewer affordable dwellings than that envisaged as part of the adopted Local Plan.</p> <p>Policy H6 of the emerging Local Plan proposes that brownfield sites provide 30% affordable housing. Should the current proposal at</p>	
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	<p>Morgan's Yard be approved, it would deliver 20 fewer affordable dwellings against affordable needs.</p> <p>Land at Church Farm has no significant constraints to development and could deliver the full 40% affordable provision (about 40-56 dwellings), thereby meeting the shortfall in affordable housing delivery at Morgan's Yard, in addition to also providing the employment land that has still to be delivered for Waltham Chase via the extension of the existing Church Farm Industrial Estate.</p> <p>There are also a significant number of objections / requests for further information from a number of consultees on the application, including from the Affordable Housing Officer, Hampshire County Council Highways, Natural England, the Ecology Officer, Southern Water and the Urban Design Officer, as well as a considerable number of objections from the public. Shedfield Parish Council has objected, raising numerous concerns including lack of compliance with Policy WC1, design and layout, affordable housing provision, highway safety, flooding, contamination and ecology. They have called for "no building on this site" and that "The site should be retained for local employment".</p> <p>Land at Church Farm offers the opportunity to provide high quality housing and employment on a site which has no significant constraints and lies adjacent to the settlement policy boundary. It should therefore be allocated for the development of about 100 dwellings.</p>	
ANON-KSAR-NK24-G	<p>I object to the development of Morgans Yard.</p> <p>The Local Plan Strategic Policy D1 states 'Development should make a positive contribution to the area'.</p>	<p>It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee</p>

	<p>The site will not make a positive contribution. It is heavily contaminated with massive clean-up costs effecting viability, limiting what the site can offer the community.</p> <p>High density of homes proposed Lack of green space Shortfall of affordable housing. Proposed three-storey block not at all in keeping with the village.</p> <p>A significant employment site will be lost and there are no new employment allocations in the area. Local Plan Page 310 10.95 'The Employment Land Review identified a need to retain the existing employment opportunities within the district. Due to high land values, and the attractiveness of the district as a location and a place to live, there are continuing pressures for the redevelopment of existing employment sites for other uses, particularly residential. Employment uses are therefore particularly vulnerable to redevelopment and it is important to ensure they are adequately protected to support the economy of the Winchester District'.</p> <p>With few amenities and lack of jobs in Waltham Chase there is a heavy reliance on cars. Eighty-two new homes will generate a lot of vehicles. The site is on the junction of Solomons Lane and the Winchester Road (B2177) with seven proposed entrances. The area will become congested as cars try to access the Winchester Road particularly at rush hour and school drop off times. St John the Baptist School is located in Solomons Lane. As a home owner in the Lane I can vouch for the congestion as it is now. Local Plan page 135 Strategic Policy T1 'vi Any proposed new accesses and intensified use of existing accesses onto the road network (need to demonstrate that they will not result in reduced highway safety or</p>	<p>considered in December 2023 and resolved to permit. The scheme includes employment uses and this expectation is retained in the emerging plan policy.</p>
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	<p>significant traffic congestion/delays.'</p> <p>A Climate Emergency has been declared and is at the heart of the new Local Plan. It includes policies designed to mitigate Climate Change.</p> <p>The site is 2.8 hectares and requires a thorough decontamination. How can moving thousands of tonnes of contaminated soil containing dangerous pollutants, elsewhere be climate friendly bearing in the mind the number of lorry trips that will need to be made through the village? Particular consideration should be given to St John the Baptist School which is in very close proximity not to mention local residents.</p> <p>Local Plan Page 3 1.2 'The sites proposed are those which have the best sustainability, can deliver affordable homes and have the least environmental impact on our district'.</p> <p>The clean up of the site will be detrimental to the environment and will fall short on the number of affordable homes.</p> <p>There is a need for more homes in Waltham Chase however this is not an ideal site. It may well be in the settlement area but there are too many negatives resulting from the contamination and the congestion that will result from the increased traffic in that area.</p>	
ANON-KSAR-N8UC-F	<p>Paragraph 14.143 sets out that "following the reassessment and updating of the settlement hierarchy, Waltham Chase is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings".</p> <p>Waltham Chase is a large village with a range of services and facilities making it a sustainable location for new development.</p>	<p>Overall it is considered Waltham Chase is correctly categorised as an intermediate rural settlement.</p> <p>The site SH09 (land at Forest Farm) is not adjacent to the existing settlement</p>

	<p>The Winchester Settlement Hierarchy covering the Market Towns and Rural Area Background Paper (May 2009), which was prepared to inform the Local Plan Part 1 (LPP1), identified Waltham Chase as a higher order settlement in the District, concluding that "There are also a number of smaller settlements that score well, taking a combination of connectivity score, population and 2009 service score it is evident that Colden Common, Kings Worthy, Swanmore, Waltham Chase, Wickham, and Denmead perform well and provide a range of local services. Also these all rely to some extent on New Alresford or Bishops Waltham, in addition to Winchester or more urban areas outside of the District. Blueprint responses also reiterated their importance as local service centres for the daily needs of many smaller rural settlements."</p> <p>Policy MTRA1 of the adopted LPP1 went on to identify the provision of about 250 dwellings in each of the 'larger villages', including Waltham Chase. The Local Plan Part 2 (LPP2) subsequently allocated four sites for development within Waltham Chase, totalling 275 dwellings, recognising that it is a sustainable location for new development.</p> <p>The Settlement Hierarchy Review (SHR) 2021, continued to identify Waltham Chase as a larger village, falling within the second tier of the settlement hierarchy 'Market Towns and Larger Villages'.</p> <p>However, the 2022 SHR downgrades Waltham Chase to a new group of 'intermediate settlements'. As set out in detail in our comments on the 2022 SHR, there are a number of flaws with the latest SHR and its revised methodology, which fails to properly acknowledge the range of services and facilities in the village.</p>	<p>boundary of Waltham Chase. The site itself falls within the designated settlement gap and its loss would result in a significant narrowing of the gap, particularly along the B2177 to Bishop's Waltham.</p> <p>It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The application was supported by a viability assessment to consider and address the issues raised by the contamination on site. Therefore the site WC1 is considered deliverable for around 80 dwellings.</p> <p>Discussions with Hampshire County Education and the recent planning application 21/02439/FUL (ie that the extension to the school is no longer required) have indicated that an amendment to the policy is required.</p> <p>Proposed Change:</p> <p>Revise policy WC1 as follows –</p>
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	<p>Waltham Chase should be re-categorised as a 'larger rural settlement' and Land at Forest Farm (SHELAA Site SH09) should form a new allocation to help meet housing needs.</p> <p>Paragraph 14.143 goes on to state "However, given the constraints around the village, particularly the narrow settlement gap with Swanmore, and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan".</p> <p>Turning to the gap point first, it should be noted that the adopted Local Plan Part 2 allocated development on the eastern side of Waltham Chase within what was gap at that time. Policy WC4 'Forest Road (North and South)' allocated land for the development of about 85 dwellings, demonstrating that the removal of land from the gap was acceptable. These sites have now been built out by Bargate Homes.</p> <p>The Land at Forest Farm (SHELAA Site SH09) could be developed with a substantial landscape buffer along its eastern and northern boundaries. The development would be perceived as a modest extension to Waltham Chase, linked seamlessly to the existing settlement to the south. As such, the function of the gap would not be undermined.</p> <p>The second reason given for the lack of new allocations at Waltham Chase is that there is a "substantial level of allocated land remaining to be developed". This refers to Allocation WC1 'Morgan's Yard Mixed Use Allocation', which was allocated for about 100 dwellings in the LPP2 in April 2017. However, there are clearly a number of matters which call into question the delivery of this site.</p> <p>WC1 allocates the site for "the development of about 100 dwellings,</p>	<p>Amend first sentence as follows –</p> <p>Land at Morgan’s Yard, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 100-80 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace some of the existing jobs lost on the site.</p> <p>Amend the first sentence of criterion I of Policy WC1 as follows –</p> <p>A site plan showing masterplan for the whole area, including the school and land to the east, establishing principles for the disposition of housing, school extension, employment and community uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development.</p> <p>Amend criterion viii of Policy WC1 as follows –</p> <p>viii Provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or</p>
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	<p>extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site". The Policies Map includes land to the east of the school as 'Open Space for Mixed Use Allocations' (WC1a) and the policy text requires the development to "provide for an extension of the adjoining St John the Baptist Primary School playing fields" and goes on to describe the provision of "at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms". Supporting text at paragraph 4.7.17 further sets out that "Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the development should provide an area of land of at least 0.64 hectares for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other open space or facilities needed by the local community."</p> <p>Despite being allocated for development in April 2017, a planning application was not submitted until September 2021. The application proposed 98 dwellings and employment provision, but did not include the provision of any open space or other infrastructure or community facilities on land to the east of the school (WC1a). It is understood that the WC1a land is not under the control of the applicant. As such, the development proposals are not in accordance Policy WC1.</p> <p>It is also noted that the application proposals have been revised such that the quantum of dwellings proposed has reduced to 82. Therefore, should this application be approved, it would provide 16 less dwellings than the 98 dwellings allowed for in the table on page</p>	<p>Multi Use Games Area and Informal Open Space).</p> <p>Delete criterion ix of Policy WC1 as follows –</p> <p>Ix Provide at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;</p>
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	<p>507 of the emerging Local Plan, reducing the total provision for Waltham Chase to 179 (rather than 195).</p> <p>Furthermore, the application at Morgan's Yard proposes to deliver only 12% affordable housing (10 dwellings), against a requirement of 40% as set out in Policy 3 of the LPP1, on viability grounds. It is proposed that this is increased to 19.5% if the six First Homes can be delivered by the end of March 2023. However, as set out by the Housing Officer in their consultation response, this does not seem to offer sufficient time for delivery, and so the 12% provision seems more realistic.</p> <p>The number of dwellings proposed under WC1 was increased to about 100 during the preparation of the LPP2 to reach a level of development that was considered to be viable and could deliver the full 40% affordable requirement (40 dwellings), and included WC1a to allow for the main site to maximize development potential. The current application would therefore deliver 30 fewer affordable dwellings than that envisaged as part of the adopted Local Plan.</p> <p>Policy H6 of the emerging Local Plan proposes that brownfield sites provide 30% affordable housing. Should the current proposal at Morgan's Yard be approved, it would deliver 20 fewer affordable dwellings against affordable needs.</p> <p>Land at Forest Farm has no significant constraints to development and could deliver the full 40% affordable provision (about 40-56 dwellings), thereby meeting the shortfall in affordable housing delivery at Morgan's Yard, and making a meaningful contribution towards affordable housing provision in the District.</p> <p>There are also a significant number of objections / requests for</p>	
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	<p>further information from a number of consultees on the application, including from the Affordable Housing Officer, Hampshire County Council Highways, Natural England, the Ecology Officer, Southern Water and the Urban Design Officer, as well as a considerable number of objections from the public. Shedfield Parish Council has objected, raising numerous concerns including lack of compliance with Policy WC1, design and layout, affordable housing provision, highway safety, flooding, contamination and ecology. They have called for "no building on this site" and that "The site should be retained for local employment".</p> <p>Land at Forest Farm offers the opportunity to provide high quality housing on a site which has no significant constraints and lies adjacent to the settlement policy boundary. It should therefore be allocated for the development of about 100-140 dwellings.</p>	
ANON-KSAR-N81S-U	<p>Paragraph 14.143 sets out that "following the reassessment and updating of the settlement hierarchy, Waltham Chase is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings".</p> <p>Waltham Chase is a large village with a range of services and facilities making it a sustainable location for new development (see Bargate Homes' Vision Document for Land South of Forest Road, April 2022 - submitted in support of these representations).</p> <p>The Winchester Settlement Hierarchy covering the Market Towns and Rural Area Background Paper (May 2009), which was prepared to inform the Local Plan Part 1 (LPP1), identified Waltham Chase as a higher order settlement in the District, concluding that "There are also a number of smaller settlements that score well, taking a combination of connectivity score, population and 2009 service score it is evident that Colden Common, Kings Worthy, Swanmore,</p>	<p>Overall it is considered Waltham Chase is correctly categorised as an intermediate rural settlement.</p> <p>It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit. The application was supported by a viability assessment to consider and address the issues raised by the contamination on site. Therefore the site WC1 is considered deliverable for around 80 dwellings.</p>

	<p>Waltham Chase, Wickham, and Denmead perform well and provide a range of local services. Also these all rely to some extent on New Alresford or Bishops Waltham, in addition to Winchester or more urban areas outside of the District. Blueprint responses also reiterated their importance as local service centres for the daily needs of many smaller rural settlements."</p> <p>Policy MTRA1 of the adopted LPP1 went on to identify the provision of about 250 dwellings in each of the 'larger villages', including Waltham Chase. The Local Plan Part 2 (LPP2) subsequently allocated four sites for development within Waltham Chase, totalling 275 dwellings, recognising that it is a sustainable location for new development.</p> <p>The Settlement Hierarchy Review (SHR) 2021, continued to identify Waltham Chase as a larger village, falling within the second tier of the settlement hierarchy 'Market Towns and Larger Villages'.</p> <p>However, the 2022 SHR downgrades Waltham Chase to a new group of 'intermediate settlements'. As set out in detail in our comments on the 2022 SHR, there are a number of flaws with the latest SHR and its revised methodology, which fails to properly acknowledge the range of services and facilities in the village.</p> <p>Waltham Chase should be re-categorised as a 'larger rural settlement' and Land South of Lower Chase Road (SHELAA Site SH11) should form a new allocation to help meet housing needs.</p> <p>Paragraph 14.143 goes on to state "However, given the constraints around the village, particularly the narrow settlement gap with Swanmore, and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan".</p>	<p>The site SH11 (Land South of Lower Chase Road) falls within the identified settlement gap. It is considered that the reduction in the gap at this point is of concern, given that the overall level of housing need can be met at other locations.</p>
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	<p>Turning to the gap point first, it should be noted that the adopted Local Plan Part 2 allocated development on the eastern side of Waltham Chase within what was gap at that time. Policy WC4 'Forest Road (North and South)' allocated land for the development of about 85 dwellings, demonstrating that the removal of land from this part of the gap was acceptable. These sites have now been built out by Bargate Homes.</p> <p>As illustrated in the Vision Document for Land South of Lower Chase Road, SH11 could be developed with a substantial landscape buffer along its eastern and northern boundaries such that the extent of built development would not extend materially further east into the gap than the recent development to the south at Hawthorn Grove (the northern part of the WC4 allocation). This would allow for a logical rounding off of the settlement. Furthermore, the gap to the east of the proposed built development to Swanmore would be in excess of 500m with very limited, if any, inter-visibility to Swanmore due to the extent of existing intervening trees and vegetation, which could be further supplemented by landscape planting along the eastern and northern boundaries of the site, thereby creating a robust and permanent defensible boundary. The development would be perceived as a modest extension to Waltham Chase, linked seamlessly into the Hawthorn Grove development to the south. As such, the function of the gap and the separate identities of Waltham Chase and Swanmore would not be undermined.</p> <p>The second reason given for the lack of new allocations at Waltham Chase is that there is a "substantial level of allocated land remaining to be developed". This refers to Allocation WC1 'Morgan's Yard Mixed Use Allocation', which was allocated for about</p>	
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	<p>100 dwellings in the LPP2 in April 2017. However, there are clearly a number of matters which call into question the delivery of this site.</p> <p>WC1 allocates the site for "the development of about 100 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site". The Policies Map includes land to the east of the school as 'Open Space for Mixed Use Allocations' (WC1a) and the policy text requires the development to "provide for an extension of the adjoining St John the Baptist Primary School playing fields" and goes on to describe the provision of "at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms". Supporting text at paragraph 4.7.17 further sets out that "Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the development should provide an area of land of at least 0.64 hectares for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other open space or facilities needed by the local community."</p> <p>Despite being allocated for development in April 2017, a planning application was not submitted until September 2021. The application proposed 98 dwellings and employment provision, but did not include the provision of any open space or other infrastructure or community facilities on land to the east of the school (WC1a). It is understood that the WC1a land is not under the control of the applicant. As such, the development proposals are not in accordance Policy WC1.</p>	
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It is also noted that the application proposals have been revised such that the quantum of dwellings proposed has reduced to 82. Therefore, should this application be approved, it would provide 16 less dwellings than the 98 dwellings allowed for in the table on page 507 of the emerging Local Plan, reducing the total provision for Waltham Chase to 179 (rather than 195).

Furthermore, the application at Morgan's Yard proposes to deliver only 12% affordable housing (10 dwellings), against a requirement of 40% as set out in Policy 3 of the LPP1, on viability grounds. It is proposed that this is increased to 19.5% if the six First Homes can be delivered by the end of March 2023. However, as set out by the Housing Officer in their consultation response, this does not seem to offer sufficient time for delivery, and so the 12% provision seems more realistic.

The number of dwellings proposed under WC1 was increased to about 100 during the preparation of the LPP2 to reach a level of development that was considered to be viable and could deliver the full 40% affordable requirement (40 dwellings), and included WC1a to allow for the main site to maximize development potential. The current application would therefore deliver 30 fewer affordable dwellings than that envisaged as part of the adopted Local Plan.

Policy H6 of the emerging Local Plan proposes that brownfield sites provide 30% affordable housing. Should the current proposal at Morgan's Yard be approved, it would deliver 20 fewer affordable dwellings against affordable needs.

There are also wider concerns around the viability of delivering the levels of affordable housing proposed in the emerging Local Plan. Vail Williams have undertaken a review of the Policy H6 and

	<p>commented:</p> <p>“We welcome the emerging conclusion the current target of 40% affordable housing district-wide is likely to be challenging in viability terms, given the cumulative financial impact of nutrient neutrality and LETI standards. The suggested differential approach to affordable housing provision is supported in principle but we consider this does not go far enough, particularly given the changed economic context since the study was commissioned. We consider that:</p> <ul style="list-style-type: none">• The 50-unit mixed PDL typology tested is unviable in all scenarios at 30% AH at the upper end of the Benchmark Land Value range proposed. The BLV range for PDL is far too broad to draw meaningful viability conclusions and further evidence is required to support the emerging policy position.• Viability also needs to be tested on greenfield sites at a BLV of £700,000 per hectare.• The 5% allowance for LETI standards appears to be modest and further work is required to justify this.• Similarly, the assumed nitrate and phosphate cost (£12k per dwelling) is modest. Viability should be tested at £15k per dwelling.• Several of the standard viability appraisals inputs should be amended to reflect current and forecast market norms. In particular, viability should be tested on the assumption of:<ul style="list-style-type: none">o Developer’s Profit – 20% of GDV on private sales (DSP assumption 17.5%)	
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<ul style="list-style-type: none"> o Development Finance – 7.5% (DSP assumption 6.5%) o Contingency Allowance – 7.5% (DSP assumption 5%) o Legal fees on sale - £1,000 per private unit (DSP assumption £750) o Sales rate of 0.5 dwellings per outlet per week (DSP assumption unclear, but a delivery rate of 2.3 dwellings per week modelled at SJM Barracks). <p>We consider it likely that AH provision of 25% will be challenging in certain scenarios and we will provide further commentary on viability during the Regulation 18 and Regulation 19 stages.”</p> <p>As such, it is likely that Policy H6 will need to be amended to reduce the levels of affordable housing to levels that are financially viable, or risk the likelihood that many developments will not be able to comply with the policy, thereby necessitating the submission of viability assessments. In either case, affordable housing provision will be reduced, further compounding the shortfall, contrary to paragraph 20a of the NPPF which requires that strategic policies make sufficient provision for affordable housing.</p> <p>Land at Lower Chase Road has no significant constraints to development and could deliver the full 40% affordable provision (about 36 dwellings), thereby meeting the shortfall in affordable housing delivery at Morgan's Yard, and making a meaningful contribution towards affordable housing provision in the District.</p> <p>There are also a significant number of objections / requests for further information from a number of consultees on the application, including from the Affordable Housing Officer, Hampshire County Council Highways, Natural England, the Ecology Officer, Southern Water and the Urban Design Officer, as well as a considerable</p>	
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	<p>number of objections from the public. Shedfield Parish Council has objected, raising numerous concerns including lack of compliance with Policy WC1, design and layout, affordable housing provision, highway safety, flooding, contamination and ecology. They have called for "no building on this site" and that "The site should be retained for local employment".</p> <p>By comparison, we note that that comments from members of the Parish Council in their response to the nomination of sites (Appendix 2 of the Development Strategy and Site Selection Background Paper) in relation to Land South of Lower Chase Road included "a. This would allow development at the outer edges of the Parish b. Not sewerage issues that are known at that end of the Parish c. Clear access onto the main highway d. Services nearby e. Joins up with other development behind (mushroom farm and Forest Gardens)" and "Based on WCC Numbers and Hierarchy, 1st choice".</p> <p>Furthermore, Bargate Homes has a track record of successfully delivering high quality housing developments within Waltham Chase. Bargate are proud to have worked collaboratively with Winchester City Council, Shedfield Parish Council, and the local community from site selection stage through to the planning applications and the delivery of their developments at Forest Road. Their Hawthorn Grove development provides a unique opportunity for Land South of Lower Chase Road to be accessed from this built development (via the existing access onto Forest Road) rather than from Lower Chase Road, as a final phase of development rounding off the settlement edge. It should therefore be allocated for the development of about 90 dwellings.</p>	
ANON-KSAR-NK2C-Y	This site is within Southern Water's statutory wastewater service area. We note that there is a policy requirement for 'connection to	Agree suggested amendment. In addition, the comments made by

<p>Southern Water Link here</p>	<p>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>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</p>	<p>Southern Water indicate that an additional criterion is required to limit occupation until any necessary network reinforcement is in place.</p> <p>Proposed Response:</p> <p>Revise criterion x of policy WC1 as follows –</p> <p>x. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p> <p><u>Add new criterion –</u></p> <p><u>xi 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>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 approximately 300m away from one of the potential zones for above ground plant (IPS-C: not presented in Summer 2022 consultation) and corridor section Y. 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 for Policy WC1:</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-N85D-G	<p>In market towns and rural areas, such as Waltham Chase, maintenance of existing employment should override loss of such employment caused by new housing development. There is sufficient land available for house building without the need to replace small businesses which provide employment for local people and services to the local community</p> <p>This policy should be applied without exception, consistently and not selectively. The requirement to demonstrate that continued employment use is no longer practical or viable should be assessed independently, having regard to social and economic effects on the local community. Practical or viable must not be interpreted as</p>	<p>It is considered that 80 dwellings, employment land and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit.</p>

	employment use yielding less profit than new housing development. Land ownership carries responsibilities to the surrounding community, particularly in the centre of a settlement. Land should not be exploited for maximum profit at the expense of people's livelihoods and social needs when there are alternatives.	
ANON-KSAR-N837-1	I support the approach with regard to Shedfield and Shirrell Heath as settlements with no defined boundary. I support the decision to develop only the Morgan's Yard site within Waltham Chase. However, I consider that the current proposal is too high density, and that around 60 dwellings would be more appropriate to the context. Any development must include a safe walking/cycling route to the school.	It is considered that 80 dwellings and appropriate open space can be delivered in a satisfactory manner on the site, as demonstrated by application 21/02439/FUL which Planning Committee considered in December 2023 and resolved to permit.

Comments which didn't answer policy WC1 – Morgans Yard		
Respondent number	Comment	Officer comment
BHLF-KSAR-N86Z-7	GP Surgeries Otterbourne Bishops Waltham Surgery 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 over subscribed by 782 patients of October 2022. Bishops Waltham 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 and/or been approved in Swanmore and Waltham Chase, but developer funding has not been made available to the NHS to date to invest in local infrastructure to meet these additional needs. The	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>additional dwellings from the local plan will add a further 600 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 48m2</p> <p>As above 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>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 Welbourne 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>The two surgeries 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</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>
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	Local Plan we believe that there should be references to healthcare in policy SW1 and WC1 to inform potential developers of the requirement for these impacts to be mitigated.	
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	Recommendations	Officer response
Comments from SA	None	None
Comments from HRA	None	None

Revise paragraph 14.146 and delete 14.147 as follows –

14.146 It was previously envisaged that this site should make a contribution of land to the extension of St John the Baptist Primary School, but it is understood that this is no longer required. ~~This site will be expected to make a contribution of land to the extension of St John the Baptist Primary School, which is necessary as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and Morgan’s Yard offers the optimal location for expansion, although the provision of land within the Morgans Yard site to facilitate the school extension would affect site viability. Therefore favourable consideration will be given to extending the school onto land to the east (as shown on the Policies Map), which was previously designated for amenity and recreation uses.~~ A masterplan should be produced showing how the various uses can be developed viably, including any development required to bring forward this site or to meet an identified community need.

~~14.147 Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the development should provide an area of land of at least 0.64 hectares for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other open space or facilities needed by the local community.~~

Policy WC1 Morgans Yard

Land at Morgan’s Yard, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 400 **80** dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace **some of the** existing jobs lost on 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. A **site plan showing** ~~masterplan for the whole area, including the school and land to the east, establishing principles for the disposition of housing, school extension, employment and community uses,~~ 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 **contribute towards** ~~accord with these principles and achieve~~ the form of development intended by this allocation as a whole;
- ii. The proposals, should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided **including to groundwater**.

Access

- iii. Provide safe vehicle, pedestrian and cycle access;
- iv. Provide adequate parking for **staff, residents** and visitors;
- v. Include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.

Environmental

- vi. Maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI), to ensure there will not be harm to the integrity of the SSSI;
- vii. Provide suitable boundary treatment with the neighbouring ~~Ss~~school and adjoining countryside;
- viii. Provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (~~Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space~~).

Other Infrastructure

- ix. ~~Provide at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;~~

- ix. ~~Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.~~ **Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider; and**
- x. **Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.**