

Waltham Chase omission sites

SHELAA reference number	Respondent number	Comment	Officer comment
SH49	ANON-KSAR-NK4A-Y	<p>Further answered questions in new sites table</p> <p>Land North of Solomons Lane, Waltham Chase (SHELAA ref.: SH49)</p> <p>The land parcel ought be brought forward in tandem with the WC1 allocation, in order that it can help to make the Morgans Yard development an acceptable one (as originally required under the 'old' policy position for WC1), or as a standalone scheme along the lines of the recent RGOM planning application for such (ref.: 22/00149/OUT).</p> <p>It is a good site, that can deliver many positives, whilst causing almost no negatives!</p>	<p>The site was linked to Morgan's Yard site (policy WC1) when it was envisaged there needed to be an expansion of the adjacent primary school. The circumstances have now changed and the Morgan's Yard site has now come forward on its own. Therefore it is no longer appropriate to consider this site as part of a package with Morgan's Yard. The Development Strategy and Site Selection 2022 document noted what at Waltham Chase typically, sites to the west of the settlement are poorly related to the centre, and those to the east lie within the settlement gap, where given the proximity to Swanmore they lead to concerns regarding the coalescence of settlements. The recent application 22/00149/OUT was refused permission for a number of reasons including the diminution of the settlement gap.</p> <p>Recommended Response: no change</p>
SH10	ANON-KSAR-N812-T	<p>Land behind Phillimore Gardens, Heathlands, High Street, Shedfield previously submitted under SHELAA as Site SH10 (2021)</p> <p>No constraints identified in SHELAA 2020/21 and was scored GREEN and therefore deemed</p>	<p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The settlement of Shedfield was not</p>

		<p>deliverable/developable. Adjoins recent residential, (Social Housing) development and is considered suitable for more and also adjoins commercial premises to the south west. Good access and is in a sustainable location with all mains services and local transport facilities and educational establishments.</p>	<p>allocated a level of development due to the relatively low amount of services and facilities, reflecting a low ranking in the settlement hierarchy.</p> <p>Recommended Response: no change</p>
SH34	BHLF-KSAR-N8Z4-5	<p>SH35 Background to the site</p> <p>By way of background, our client owns this 0.8 hectare site. This was submitted as a potential housing site for the 2019 SHELAA and subsequently resubmitted for the 2020 SHELAA.</p> <p>The site was assessed by WCC in the 2019 SHELAA and assigned site ref. SH34. It was resubmitted and assessed by WCC in the 2020 SHELAA and then again in the 2021 SHELAA. In the 2020 SHELAA the site reference was changed to SH35 and this was carried forwards in the 2021 SHELAA.</p> <p>The most recent SHELAA from 2021 notes that:</p> <ul style="list-style-type: none"> • The site is located within the countryside to the south of Botley Road. • There is residential development to the west, north and south and countryside to the south. 	<p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The settlement of Shedfield was not allocated a level of development due to the relatively low amount of services and facilities, reflecting a low ranking in the settlement hierarchy.</p> <p>The comment regarding indicative capacity is noted and future iterations of the SHELAA will consider what estimate of capacity to use.</p> <p>It is accepted that the site does not fall within a settlement gap, notwithstanding the comments made by the Parish Council. However, as the site is not adjacent to Waltham Chase this is not considered to have played a significant role in the consideration of suitable sites.</p> <p>Recommended Response:</p>

		<ul style="list-style-type: none"> • The site scores green for all considerations except for countryside (amber), mineral safeguarding (amber) and accessibility (amber). • The site is deemed as deliverable / developable. • The indicative site capacity is 33 however the application of 30 dwellings per hectare gives a yield of 23 dwellings. There is a discrepancy here and it is anticipated that this is a typographic error. • Development is anticipated in year 0 – 5. <p>WCC have not carried this site forwards as a suggested allocation in the Winchester District Local Plan 2019 – 2039 Regulation 18 document and this is linked with the overall approach in the district as discussed below.</p> <p>The approach to the selection of the proposed allocations within the Regulation 18 consultation document has been informed by the Development Strategy and Site Selection background paper (November 2022).</p> <p>This evidence base document includes comments from Shedfield Parish Council on sites within their Parish. For this site, ref. SH35, various comments were made however the comment that the site is in the gap is incorrect as per the WCC assessments of 2019, 2020 and 2021 which note that this scores green in the gap category.</p>	no change
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