

Bishops Waltham Omission sites

	Respondent number	Comment	Officer comment
	ANON-KSAR-N85A-D	The Site is in a sustainable location through its close proximity to the facilities of Bishop's Waltham which help the Council in meeting and adapting to the challenges of climate change. The planning system can also address masterplanning issues such as requiring the layout of developments to maximise passive solar gain and photovoltaic energy generation opportunities, and Crest Nicholson would seek to develop the Site with these masterplanning principles in mind.	The approach to site selection is set out in the Development Strategy and Site Selection Background Paper. The relative merits of this site have been considered but on balance it is not considered to be preferred to the sites identified for development in Bishop's Waltham
BW11, BW28, BW29	ANON-KSAR-N8Q9-1	Curtilage of Mill House, Winchester Road Bishops Waltham Identified on the SHELAA as BW11, BW28 and BW29	The approach to site selection is set out in the Development Strategy and Site Selection Background Paper. The relative merits of this site have been considered but on balance it is not considered to be preferred to the sites identified for development in Bishop's Waltham
BW12	BHLF-KSAR-N868-5	BW12 Additional material supplied Bellway Homes have a specific interest in land adjacent to Crown Hill House, to the east of Botley Road, Bishop's	The approach to site selection is set out in the Development Strategy and Site Selection Background Paper.

		<p>Waltham, Winchester, SO32 1DQ. Botley Road, the B3035, is a main road into Bishop's Waltham from Botley to the south. The site comprises a single field paddock that is framed by a mature hedgerow interspersed with trees on its northern, eastern and southern boundaries and a modest hedgerow on its western boundary.</p> <p>The site measures approximately 2.62 hectares and is currently an undeveloped parcel of land that adjoins the settlement boundary of Bishop's Waltham to the south-east. The site is situated between existing dwellings and the character of the site is influenced by the presence of these dwellings and the urban edge of the settlement to the north.</p> <p>The site is sustainably located within walking distance of the town centre and is connected by a footpath. The measured walking distance between the centre of the site and the clock tower in the centre of St George's Square is just 395 metres, this being a comfortable and convenient five-minute walk.</p> <p>There are bus stops located at St George's Square within 400m of the site providing good connections to Winchester, Fareham and Portsmouth and numerous small settlements between, including Wickham and Swanmore. The site is a sustainable location for development in our view and this site represents a valuable opportunity for a development which would relate very well to the existing settlement.</p> <p>The site was submitted via the call for sites exercise in</p>	<p>The relative merits of this site have been considered but on balance it is not considered to be preferred to the sites identified for development in Bishop's Waltham.</p>
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		2021 and has been published in the SHELAA 2021 and assigned site the number 'BW12'. The site was considered by officers to have a capacity of 68 dwellings at a density of 30 dwellings per hectare; the site was deemed to be deliverable and developable within five years. The site is shown outlined in red on the aerial photograph below.	
	BHLF-KSAR-N8S3-W	<p>BW26 Paradise lane</p> <p>This seems like the "thin edge of the wedge" for development in this area.</p> <p>Paradise Lane has always been a key reserve area for wildlife and must be kept that way.</p>	<p>Noted. The site is not adjacent to the settlement boundary and represents an isolated parcel of land between Bishop's Waltham and Swanmore. Therefore it was not considered appropriate to allocate it for residential development.</p> <p>Proposed Response: No change.</p>
	BHLF-KSAR-N86P-W	<p>BW26 Paradise Lane</p> <p>This is totally inappropriate to include in the plan as it is a very diverse area for wildlife, close to The Moors Nature reserve.</p>	
BW11	BHLF-KSAR-N87Q-Y	<p>Additional material supplied. Bishops Waltham</p> <p>6.1 The Draft Local Plan identifies capacity for 687 dwellings in Bishops Waltham to be allocated largely through existing commitments and a windfall allowance of 90 new dwellings. Only 100 dwellings are to be provided through new allocated sites. The Settlement Hierarchy Background Paper identifies Bishops Waltham as a Market Town and the paper identifies a wide choice of facilities for residents. An allocation of only 100 dwellings out of a District requirement of almost 15,000 homes equates to less than 1%. Even allowing for only</p>	<p>The approach to windfall and site selection is set out in the housing and Development Strategy and Site Selection Background Papers respectively. Concerns about the proposed allocation of land north of Rareridge Lane are set out in the responses to policy BW4. The relative merits of this site have been considered but on balance it is not considered to be preferred to the sites identified for</p>

		<p>new allocations (2,685), this equates to only 3.7% of new homes allocated to Bishops Waltham. This is not considered proportionate to its role as a second tier settlement within the hierarchy and does not plan positively for the future of Bishops Waltham.</p> <p>6.2 It is therefore proposed that the windfall allowance for Bishops Waltham should be reduced and incorporated into a revised allocation for new sites. In addition, it is considered that the new site allocation should be increased to reflect the fact that Bishops Waltham is a Market Town with a wide range of facilities and services making it a highly sustainable location for new development. This approach would ensure that the Plan provides a high level of certainty in terms of the quantum and location of development in order to meet the requirements of being positively prepared, justified and effective.</p> <p>6.3 A new site has been allocated on land north of Rareridge Lane, for 100 dwellings. The site was assessed in the SHELAA as deliverable/developable and does not demonstrate any environmental or historical constraints. However, the site is covered by trees and is identified in the National Forest Inventory. We therefore question whether the site can deliver 100 homes alongside any arboricultural or ecological considerations.</p> <p>6.4 Bargate Homes are promoting a site for residential development on land adjacent Mill House, Coppice Hill, Bishops Waltham. The site is located on the south-western side of Coppice Hill (B2177) directly adjacent to</p>	development in Bishop's Waltham.
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		<p>the existing settlement boundary which lies to the north. A small collection of buildings is located adjacent to the southern boundary. The site is well enclosed by boundary trees but is largely free from vegetation elsewhere. There is an existing access from the B2177 into the site. Preliminary transport work has identified that a new access onto the B2177 can be provided to achieve the requisite visibility splays along with associated highway improvements.</p> <p>6.5 The site has previously been promoted through the Council's Call for Sites and is assessed in the 2021 SHELAA as deliverable/developable under reference BW11. The assessment demonstrates that there are no environmental, historical or technical constraints which would prevent development from coming forward and it is therefore proposed that the site should be identified as a housing allocation for approximately 90 new homes in the emerging Winchester Local Plan.</p> <p>6.6 Both the Integrated Impact Assessment (IIA) and SHELAA demonstrate that land adjacent Mill House (BW11) is sustainably located. With a review of the IIA criteria, it is considered that the full range of benefits would be identified and on this basis, the site would provide a sustainable location for a new allocation.</p> <p>Conclusion</p> <p>7.1 In conclusion, it is considered that the Winchester Local Plan Regulation 18 fails to provide a sound strategy on which to deliver new development to meet the District's</p>	
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