

Consultation comments on Policy CC2 – Colden Common Farm

- Support - 5
- Neither support of object - 9
- Object - 9

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 which neither support nor object to Policy CC2 – Colden Common Farm		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8R7-Z Colden Common Parish Council	<p>Access</p> <ul style="list-style-type: none"> • Improve street lighting with lights a minimum of 200m apart: NE4: T1 • Provide a safe vehicle, pedestrian and cycle access to Main Road D1:D5: T1: T4 • Improvements to ROW12 eg widening and tarmacking: D1: D5: T1: T4 • After the site has produced the 45 dwellings in the plan any additional capacity must provide retail space (local shop) for residents or other community building for residents east of the village. D5: E1: E8: CN1 (reduce car dependency) • Request bus shelters on the east and west of Main Road. D4: D5: T1: T4 • Contribute to other necessary highway and road safety improvements in the area D5: T1: T4 <p>Other Infrastructure</p>	<p>These comments of the Parish Council are identical to those under CC1 and are considered in detail there.</p> <p>Detailed consideration of details relating to access provision, specific highways improvements and landscaping and planting schemes will form part of the design process when developing detailed proposals for the site.</p> <p>Recommended Response: No Change</p>

	<ul style="list-style-type: none"> • Need for a pedestrian crossing: D5): : T1: T4 • Need for provision of connection to the nearest point of adequate capacity in the sewerage and water supply network; NE6 D5 • Need to identify and contribute to infrastructure needed to make the development acceptable in planning terms. NE4: D5 <p>Environmental</p> <ul style="list-style-type: none"> • Provide landscaping to retain the rural aspect along Main Road NE1(ii): NE9: NE14: NE15 • Retain and reinforce important trees and hedgerows within and around the edges of the site NE1 (ii): NE9: NE15 	
<p>BHLF-KSAR-N8Z7-8 South Downs National Park Authority</p>	<p>(3) The Delivery of New Homes.....</p> <p>In terms of the proposed allocations, the following allocations will need to be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed development sites and/or neighbourhood plan (NP) designated areas will be within the setting of the SDNP. As such, any development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP. The above relates to the following: Policies BW3 (Tollgate Sawmill), CC2 (Colden Common Farm), CC3 (Land at Main Road), D1 (Denmead NP Designated Area), KW2 (Land adjoining the Cart & Horses PH), NA3 (New Alresford NP Designated Area), OT01 (Land east of Main Road), W5 (Bushfield Camp), W6 (Winnall), W10 (Former Riverside Leisure Centre), WK1 (Winchester Road and Mill Lane), and WK2 (The Glebe).</p>	<p>It is important that the Local Plan is read as whole and in this respect, it is not considered necessary to refer each specific policy to NE8.</p> <p>However, the allocation already refers to the setting of the SDNP and views to and from it.</p> <p>Recommended Response: No Change</p>
<p>BHLF-KSAR-N8ZX-9, BHLF-KSAR-N862-Y</p>	<p>Should development of any Colden Common countryside be insisted upon this is the only site that, with strong planning control could provide a small new housing complex. It should:</p> <p>a) Provide a safe vehicle, pedestrian and cycle access to Main Road and improvements to the current poor and unsafe Main B3354 Road crossing to ROW 12 D5(g)</p>	<p>The points raised by the respondents are similar to those raised under CC1 and also by the Parish Council in relation to CC1. The issues are generally covered in the response to Parish Council's submission under CC1.</p>

	<p>b) Provide sufficient improved capacity in the sewerage and water supply along Main Road from the Spring Lane junction to Fishers Pond to avoid disasters to the local infrastructure and environment.</p> <p>c) Retain and protect all current hedging and native trees and add sufficient high native landscaping to preserve the rural aspect of the site and enhance the rural aspect of the Main Road. NE9: NE14.</p> <p>d) Retain a suitable building line in keeping with adjoining properties and to ensure full screening from new development.</p> <p>e) Protect, retain and enhance all sound NATIVE trees and hedgerows within and around the edges of the site. NE9</p>	<p>Detailed consideration of details relating to access provision, specific highways improvements and landscaping and planting schemes will form part of the design process when developing detailed proposals for the site.</p> <p>This will include consideration of the siting of buildings, suitable screening, appropriate tree and hedgerow retention and any additional planting required.</p> <p>Recommended Response: No Change</p>
<p>BHLF-KSAR-N8BQ-A Historic Environment Link here</p>	<p>While screening and landscape buffers may be entirely appropriate, any such buffer needs to be of an appropriate scale. Consideration may also need to be given to other design solutions for the site, such as the distribution of housing across the site, which clearly would also impact on the scale of harm to the setting of the listed buildings.</p> <p>Full doc in SP for mark ups -</p> <p>vii. Provide landscaping to create a new settlement edge to the east and north of the site, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site and the open nature of the frontage to Main Road;</p> <p>viii. Provide landscape buffers to protect the amenities of existing properties to the north and south of the site and any wider views to SDNP;</p> <p>ix. Provide screening and suitable landscape buffers to preserve the setting of the adjacent Listed Buildings at Manor House</p>	<p>A detailed Historic Environment Impact Assessment has been conducted for this site by WCC Historic Environment Officers, in liaison with officers from HCC Environment Team and Historic England.</p> <p>This Assessment concluded that development proposed could take place on this site subject to careful consideration of the setting of the historic buildings as part of the design process of masterplanning for the site. Suitable screening should be provided in liaison with historic advisors.</p> <p>Reference to the historic buildings and their setting is already part of CC2 and its</p>

		<p>supporting text, however, a slight amendment is proposed to ensure that landscape screening is appropriate. are required at this stage.</p> <p>Recommended Response: Amend criteria ix as follows – Provide screening and suitable landscape buffers to preserve the setting of the adjacent Listed Buildings at Manor House</p>
<p>BHLF-KSAR-N86Z-7</p>	<p>GP Surgeries Colden Common Twyford Surgery Stokewood 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 1,957 patients of October 2022. Stokewood surgery is undersized for the current population and is urgently seeking new premises to grow with population increases already approved in the area. One of its branch surgeries is due to close in 2024 and urgent temporary accommodation has been sought for the practice to mitigate this reduction in estate. The additional dwellings from the local plan will add a further 523 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 42 m2 Stokewood Surgery are being supported by the ICB to find an urgent temporary solution to a rapidly expanding patient population, 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. Twyford and Stokewood surgeries are part of the Winchester Rural South Primary Care Network. Significant development is being</p>	<p>This representation has also been submitted under CC1 and a recommended response is provided there.</p> <p>Recommended Response: No Change</p>

	<p>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 Local Plan we believe that there should be references to healthcare in policy CC1/4 to inform potential developers of the requirement for these impacts to be mitigated.</p>	
<p>BHLF-KSAR-N86T-1 Hampshire County Council (Transport)</p>	<p>Policy CC2 Colden Common Farm</p> <p>The County Council will expect a sustainable travel accessibility assessment to be undertaken and contribution towards the provision of the mitigation and improvements recommended in the assessment.</p> <p>The County Council request that the following additions and amendments to the Policy CC2 text:</p> <p>Access</p> <p>Clause iv.</p> <p>Provide pedestrian and cycle links across the site and connecting to the new residential area to the south, in accordance with the recommendations of the sustainable travel accessibility assessment and where possible contribute to the development and delivery of the emerging Winchester District LCWIP network.</p> <p>Clause vi.</p> <p>Contribute to other necessary highway and road safety</p>	<p>Policy T1 (as proposed to be amended) requires applications that increase travel to be supported by a transport assessment.</p> <p>It is accepted the LCWIP is still being developed and following liaison with HCC Transport and Active Travel England, it is considered useful to add reference to supporting the development of sustainable travel options and highway safety to CC2 and the supporting text.</p> <p>Recommended Response: Paragraph 14.50; Add new sentence at end of paragraph as follows – ‘Other measures that support</p>

	<p>improvements in the area including improvements to the nearest bus stops (both directions) including the provision of shelters and wand seating if deemed appropriate.</p>	<p>the development and use of sustainable travel options, such as active travel and public transport, or contribute to highway safety may be sought following discussions with the local highway authority, where justified as a result of the proposed development.'</p> <p>CC2. Amend criteria vi as follows; 'Contribute to other necessary highway and road safety improvements in the area, that encourage and support sustainable travel opportunities or improve road safety'</p>
--	---	--

Comments which object to Policy CC2 – Colden Common Farm		
Respondent number	Comment	Officer comment
ANON-KSAR-NKQH-3	<p>See comment on CC1 regarding inconsistency with policy CN1. Policy D5 requires two changes (1) Provision of an on-site convenience store. The existing village store is too small for existing demand and too far away for use other than by car (2) Provision of a safe pedestrian priority crossing of Main Road directly opposite the site entrance to link to the footpath leading to the school.</p>	<p>These comments have already been considered under CC1.</p> <p>Recommended Response: No Change</p>

ANON-KSAR-NK1D-Y	Colden Common is already significantly under-served by retail services and employment. This allocation should not be made without provision for and encouragement of commercial space.	These comments have already been considered under CC1. Recommended Response: No Change
ANON-KSAR-NKPE-Y	Whilst very supportive of the allocation itself - as the site is an eminently sensible one - the 2030 timeframe would appear to be unnecessarily restrictive, and of hindrance to housing delivery, and I would therefore suggest that any such reference to timing is removed.	Comments in relation to the phasing of development are covered under Policy H2 of the Plan. Recommended Response: No Change
ANON-KSAR-NK4E-3	Please refer to comments in CC1 which also apply here. There is a need to provide a footpath from this development across to Colden Common Park to provide easy access to the children's play area and recreational facilities. Some dog owners from KingsGate currently use their car to visit the park, and children have to walk along Main Road and up Boyes Lane to gain access, the former being very busy highway,	Comments in relation to access to the site will be considered as part of the design process. Recommended Response: No Change
ANON-KSAR-N85G-K	This an objection to CC 1-4 and the Bishops Waltham and Waltham Chase Housing allocations. Serious consideration must be given to the impact of traffic arising from new housing along the B3335 and B2177 corridors on the upstream settlements. The further housing proposed for Colden Common (approx140 dwellings) and in Bishops Waltham will lead to additional traffic to B3335 which passing through the centre and historic core of Twyford. This will cause additional noise, pollution and congestion to the many residents living in the vicinity of the road and generally degrade the local environment and historic fabric. At present there is inadequate provision made for mitigating the harm caused by new development. Works required to mitigate this harm to Twyford should be a prior requirement of development	These comments relate to the strategic policies of the plan and the spatial distribution of development. Responses are provided under SP2 Spatial Strategy and H3 Housing Distribution. In relation to traffic generation, the Reg 19 Plan will be accompanied by a Strategic Transport Assessment which will consider the cumulative impacts of planned development over the plan period. Mitigation measures will be recommended where necessary.

	<p>along the B3335 and B2137 corridors, including the application of CIL.</p> <p>The requirement should be tied also to the upgrading of cycling facilities for commuters along the B3335 corridor at present held up primarily by the excessive speed limit (60 mph) on the Twyford to Hockley stretch of B3335.</p> <p>Finally, there are the following additional points:</p> <p>Policy SP 2 Spatial Strategy. the basis for deciding the distribution between the three components of the District is unclear. South Hampshire has been the main focus for growth and development yet in this plan the numbers in the rural settlements and the City far exceed those in South Hampshire.</p>	<p>Recommended Response; No Change</p>
<p>BHLF-KSAR-N8BE-X Environment Agency Link here</p>	<p>Based on the information currently available, the site raises some environmental concerns that need to be addressed.</p> <p>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"> • SPZ • secondary • A aquifer <p>Water Quality</p> <p>A section of this development area is within a Source Protection Zone 1 (SPZ1) there may be some constraints on activities, designs and construction works (i.e. fuel storage or drainage options) within the SPZ1. There may also be some limited contamination issues associated with the former farm.</p> <p>Flood Risk</p> <p>Surface water attenuation via SUDS features should be designed within the development as SW flooding is identified to the northwest which will connect to properties in the Spring Lane area.</p>	<p>Flood Risk – the suggestion that the development should provide surface water attenuation via SUDs features is agreed and an addition is proposed to criteria xi to address this.</p> <p>Additional wording is also proposed to the text to explain the reason for the further criteria.</p> <p>Aquifer and source protection zone – The need to protect the SPZ and consider past activities on the site which may need to contamination is also agreed and additional wording is proposed to criteria xi and additional text to address this.</p> <p>Recommended Response:</p>

		<p>Add additional paragraph 14.51- Flooding issues have been identified in the vicinity of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the surrounding area. Due to the past farming activity on the site, any contamination issues will also need to be considered as part of the design process to ensure the protection of the local groundwater.</p> <p>Add additional sentence to criteria xi – Provide surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected.</p>
<p>ANON-KSAR-NK2C-Y Southern Water Link here</p>	<p>This site is within Southern Water's statutory water and wastewater service area. We note that there is a policy requirement for 'connection to the nearest point of adequate capacity in the sewerage network'. Since OFWAT's new approach to water and wastewater connections charging was implemented from 1 April 2018, we have adjusted our approach in line with the new requirements, therefore the wording of this requirement is no longer effective. Moreover, our assessment of this site reveals that there is presently adequate capacity within the wastewater network for this development, therefore this policy criterion may be deleted.</p> <p>Our assessment also revealed that site lies within groundwater Source Protection Zone (SPZ) 1. Developers will need to consult</p>	<p>The concerns regarding the groundwater source protection zone are noted as highlighted by the response of the EA and covered in recommendations above.</p> <p>The comments regarding the presence of existing infrastructure are noted and a further addition is recommended to criteria xi) to ensure future access is maintained, along with an addition to that effect to proposed new paragraph 14.54</p> <p>The comments regarding connection to sewerage network are noted and it is</p>

	<p>with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.</p> <p>Our assessment further revealed that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.</p> <p>Accordingly, we propose the following amendments to Policy CC2:</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;</p> <p>Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</p> <p>Ensure that the groundwater Source Protection Zone is protected</p>	<p>agreed that the existing requirement should be deleted from the policy.</p> <p>Recommended response: Add the following additional wording to the end of recommended new paragraph 14.54 – There is existing sewerage infrastructure across the site, which will have to be taken account of as part of the design process, in liaison with the service provider.</p> <p>Further amend Policy CC2 as follows: xi. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider. And add - The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</p>
BHLF-KSAR-N8TV-1	<p>The 48 members of Colden Common WI have considered at length the proposed requirement for a further 100 homes on countryside adjoining our Village settlement and are deeply concerned that such a proposal is unsustainable and would result in a severe reduction in the well-being and standard of living of our current rural community. It would result in significant damage, and loss of environment, to the highly important surrounding</p>	<p><u>Village Design Statement (VDS)</u></p> <p>The VDS cannot dictate whether development can take place in principle. The purpose of the VDS is to set out important aspects of the local character and environment that should be taken</p>

	<p>countryside of our rural village. We believe sustainable development in our village has reached saturation point. Furthermore, we believe additional development would reduce the ability to fight climate change and increase the carbon footprint of our village at a time when we, and very many residents are working towards a net zero target. It would also greatly increase the density of housing within our rural habitat. We therefore strongly object to any further widening of the Village settlement boundary to accommodate new housing within our Parish countryside. The sites put forward by the Parish Council were a last resort, considered to be the least damaging and least objectionable to the parish, should Winchester City continue with their proposal for such an unsustainable quota.</p> <p>For the following sound reasons members of Colden Common Womens' Institute strongly object to ALL potential development sites on countryside outside the current village settlement:</p> <p>1. Village Design Statement Many residents helped establish a Village design statement that clearly categorises where future development could happen and the places that must be protected from future development. The design statement is adopted by Colden Common Parish Council and Winchester City Council as an aid that must surely be respected by Winchester City Council planning department and potential developers.</p> <p>2. Environment Our parish is blessed with beautiful rural surrounds, abundant in</p>	<p>into account in the design of developments.</p> <p>2 Environment a) d) The plan should be read as a whole and criteria NE5 and D7, D8X consider wildlife and habitats and pollution respectively.</p> <p>b) c) Criteria within the policy require access and connections into the surrounding area. Account should be taken of the important paths and views that are identified within the VDS as part of the design process when developing proposals.</p> <p>3 Traffic The points are noted. The policy allows for appropriate traffic mitigation measures in association with the development of the site where justified, following discussions with the local highways HCC.</p> <p>4 Public Transport Public transport provision is outside the control of WCC. HCC is seeking appropriate improvements in the area as part of its Local Transport Plan Part 4.</p> <p>5 Services</p>
--	---	---

	<p>both flora and fauna.</p> <p>a)It is essential that wildlife and their natural habitat are protected from pollution and hard development.</p> <p>b)Easy access to our beautiful local countryside views and nearby rural paths, help us to all find peace, to stay healthy and to wind down from the cares and worries of modern life. It is important that the roadside views from our village are not forever lost to development, and that the well-used rural footpaths that crisscross the countryside surrounding our village never lose that wonderful ability to give a sense of wellbeing to all ages of folk who use them.</p> <p>c)It is important that village development remains hidden from view and does not compromise our important surrounds and green roadside views.</p> <p>d)Our Womens' Institute are deeply concerned for the future of our children and grandchildren. We take Climate change very seriously and are all aiming towards a net zero lifestyle. It is essential that new development does not add pollution to local roads, waterways, soil, and fresh air. There is no point in having a home to live in if the planet is no longer habitable.</p> <p>3. Traffic</p> <p>Massive 21c development of countryside to the South and East of our parish has resulted in an enormous increase in traffic trundling through the narrow, rural, 'B' roads that serve our village. Whether travelling at high speed or in blocked rush hour traffic jams they create a great deal of noise and air pollution, make roadside homes shake and cause scary, dangerous drag when large lorries / tractors pass pedestrians and cyclists on the narrow roads and pathways.</p> <p>4. Public Transport</p> <p>An inadequate, very limited, expensive and unreliable bus service, as well as a lack of shelters from adverse weather conditions,</p>	<p>a) WCC is continuing to liaise with local health provider in respect of facilities in the area as outlined in response to representations by the ICB provided above under CC1.</p> <p>b) c) d) The council is liaising with all infrastructure service providers in respect of required infrastructure provision. The process is further detailed in the emerging Infrastructure Delivery Plan (IDP) prepared as part of the Reg 19 Plan.</p> <p>The council is liaising with southern Water the service provider in respect of these issues. Improvements are planned in respect of these issues as discussed in IDP at Appendix 1 which contains a letter from Southern Water dated 18th July 2024, outlining actions in respect of a number of issues including provision of a new draining water pipeline in the area, improved drainage infrastructure and other planned improvements and upgrades to the nearby water treatment works.</p> <p>Recommended Response: No Change</p>
--	---	--

	<p>makes use of private vehicles essential to get to and from places of work outside of the parish; to do supermarket shopping; attend doctors' surgery appointments; or to make hospital visits.</p> <p>5. Services</p> <p>Essential services are creaking at the seams and are unable to absorb 100 new homes.</p> <p>a)Surgery. The Doctors Surgery is a tiny offshoot of the main surgery in Twyford and, with recent development, is no longer easy to get an appointment in the village.</p> <p>b)Electricity. Spasmodic power cuts and extremely poor mobile phone and internet connections make working from home very difficult.</p> <p>c)Drinking Water. Regular burst water pipes on the old pipeline system cause localised flooding and lengthy periods of loss of water to homes.</p> <p>d)Drains. The village is built on a deep, sloping bed of clay that means muddy rainwateroften tends to run rather than soak away naturally. Old storm drains become easily blocked and cannot take ordinary rainfalls, let alone the climate change storms we now encounter. With extra housing and more hard standing from recent new development and garden infills, rain water regularly overflows into sewage drains and we see terrible polluted discharge into Church Pond running into the Church Lane and Valley Close garden stream that runs directly down into the Itchen Valley.</p>	
ANON-KSAR-NK4F-4	<p>This area should not be developed for housing.</p> <p>Colden common has 1 village shop which has a total of 200m squared in floor area which means it is already struggling to meet daily demand of its 4306 residents (2021 census). Parking facilities around the village shop and community centre is extremely limited and will not cope with any increased demand.</p>	<p>This representation is identical to that submitted under CC1 and a response has been provided there.</p> <p>Recommended Response: No Change</p>

	<p>Public transport links are limited with the local bus service reduced from hourly to every two hours.</p> <p>Since the Sandy fields development of new houses off main road there has been a high number of burst water mains as the infrastructure is struggling to deal with increased demand. Further demand will add more pressure which the infrastructure is simply not built to cope with.</p> <p>Colden Common targets of 90 new homes is not comparable to other areas eg Bishops Waltham facilities, infrastructure and transport links is far greater yet only has a target of 100! The density of 6.23 people per hectare for Colden Common compared to 3.51 for Bishops Waltham shows this is an area that has already been developed to capacity and other areas with better facilities need to be meeting the housing department targets to bring them more into an equitable line.</p> <p>This policy has not been communicated properly with the local residents. The information has only been sent by email to those signed up to local council updates. The majority of residents living in Colden Common, in particular Avondale Park, are unaware of the proposed policy developments and have therefore been unable to have their say. Most residents living on Avondale Park are of a more senior age and do not use email and computer technology. Information should have been posted through everyone's door relating to this policy proposal especially considering the close proximity of the development area.</p> <p>No information was given regarding length of time it would take to carry out these developments or how residents with sensitive</p>	
--	--	--

	hearing disabilities (I personally have Arnold Chiari brain malformation and my hearing has been tuned to a higher frequency and I experience pain with loud noise) could cope during this time.	
--	---	--

Comments which didn't answer whether they support, object or neither support or object to Policy CC2 – Colden Common Farm		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8RV-Y	<p>Should development of any Colden Common countryside be insisted upon this is the only site that, with strong planning control could provide a small new housing complex. It should:</p> <p>a) Provide a safe vehicle, pedestrian and cycle access to Main Road and improvements to the current poor and unsafe Main B3354 Road crossing to ROW 12 D5(g)</p> <p>b) Provide sufficient improved capacity in the sewerage and water supply along Main Road from the Spring Lane junction to Fishers Pond to avoid disasters to the local infrastructure and environment.</p> <p>c) Retain and protect all current hedging and native trees and add sufficient high native landscaping to preserve the rural aspect of the site and enhance the rural aspect of the Main Road. NE9: NE14.</p> <p>d) Retain a suitable building line in keeping with adjoining properties and to ensure full screening from new development.</p> <p>e) Protect, retain and enhance all sound NATIVE trees and hedgerows within and around the edges of the site. NE9</p>	<p>These points have been addressed as part of other similar representations above and it is considered that Policy CC2 (as proposed to be amended) addresses these matters appropriately.</p> <p>Detailed consideration of these issues will form part of the design process when developing detailed proposals for the site.</p> <p>Recommended Response: No Change</p>

	Recommendations	Officer response
Comments from SA	None	
Comments from HRA	None	

Amendments to text to CC2

14.47

~~Nature of Development~~

14.48

~~Access~~

14.50

Add new sentence at end of paragraph as follows –

Other measures that support the development and use of sustainable travel options, such as active travel and public transport, or contribute to highway safety may be sought following discussions with the local highway authority, where justified as a result of the proposed development.

Additional paragraph 14.54 –

Flooding issues have been identified in the vicinity of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the surrounding area. Due to the past farming activity on the site, any contamination issues will also need to be considered as part of the design process to ensure the protection of the local groundwater. There is existing sewerage infrastructure across the site, which will have to be taken account of as part of the design process, in liaison with the service provider.

Amendments to CC2

Land at Colden Common Farm, as shown on the Policies Map, is allocated for about 45 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Nature of development

ii. Provide an overall site plan establishing principles for the disposition of development, with broad areas of screening to the listed buildings. The scheme should indicate appropriate locations for vehicular access and pedestrian and cycle routes connecting into the wider area. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

Access

iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;

iv. Provide pedestrian and cycle links across the site and connecting to the new residential area to the south;

v. Provide or contribute to the provision of crossing points to Main Road as appropriate;

vi. Contribute to other necessary highway and road safety improvements in the area, **that encourage and support sustainable travel opportunities or improve road safety**

Environmental

vii. Provide landscaping to create a new settlement edge to the east and north of the site, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site and the open nature of the frontage to Main Road;

viii. Provide landscape buffers to protect the amenities of existing properties to the north and south of the site and any wider views to SDNP;

ix. Provide screening and **suitable** landscape buffers to preserve the setting of the adjacent Listed Buildings at Manor House;

x. Provide on-site open space in accordance with policy NE3;

Other Infrastructure

xi. ~~Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.~~ **Provide surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;**

xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

CC02: Colden Common Farm, 99 Main Road

Proposed use: Residential use



IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Negligible uncertain (0?)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Significant negative (--)
IIA13: water resources	Significant negative (--)
IIA14: flood risk	Negligible (0)

IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

Overall effect: Minor negative (-)

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

Justification: The site is within 401-800m of an NHS GP surgery. It is within 401-800m of a primary school. It is not within 2,000m of a secondary school. It is not within 1,200m of a town centre. It is not within 800m of a district or local centre. It is not within 2,000m of a railway station. It is within 300m of a bus stop. It is within 300m of open space, open country or registered common land. The site contains no open space, open country or registered common land. The majority of it is within an area where average commuting distance is in 61-80% range for the plan area.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

Overall effect: Minor negative (-)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

Overall effect: Minor positive (+)

Score by criteria: 4a: Negligible (0); 4b: Negligible (0); 4c: Negligible (0); 4d: Negligible (0); 4e: Minor positive (+); 4f: Major positive (++); 4g: Major positive (++)

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are below 50 dB and the noise levels as recorded for the 16-hour period between 0700 – 2300 are below 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is within 401-800m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. The site contains no open space, open country or registered common land. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

Overall effect: Minor negative (-)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

IIA objective 8: To support the sustainable growth of the District's economy

Overall effect: Negligible uncertain (0?)

Justification: The site is not in existing employment use.

IIA objective 9: To support the District's biodiversity and geodiversity

Overall effect: Significant negative (--)

Score by criteria: 9a: Minor negative (-); 9b: Minor negative (-); 9c: Minor negative (-); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'residential' or 'all planning applications'. It is within 500m of a locally designated wildlife site or ancient woodland. It is within 200m of a priority habitat. It is not within 100m of a water course. The site does not intersect with a county or local geological site.

IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

Overall effect: Negligible uncertain (0?)

Justification: The site has low overall landscape sensitivity.

IIA objective 11: To conserve and enhance the District's historic environment including its setting.

Overall effect: Negligible uncertain (0?)

Justification: The site is rated 'green' for risk of effects on heritage assets.

IIA objective 12: To support the efficient use of the District's resources, including land and minerals

Overall effect: Significant negative (--)

Score by criteria: 12a: Major negative (--); 12b: Minor negative (-); 12c: Negligible (0)

Justification: The majority of the site contains greenfield land. A significant proportion of the site (>=25%) is on Grade 3 agricultural land or less than 25% of the site is on Grade 1 or 2 agricultural land. Less than 25% of the site is within a Mineral Safeguarding Area.

IIA objective 13: To protect the quality and quantity of the District's water resource

Overall effect: Significant negative (--)

Justification: The site falls within a Source Protection Zone 1.

IIA objective 14: To manage and reduce flood risk from all sources

Overall effect: Negligible (0)

Score by criteria: 14a: Negligible (0); 14b: Negligible (0)

Justification: Less than 25% of the site is within flood zone 2 or 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.