

Consultation comments on Policy BW4 – Land north of Rareridge Lane

- Support - 2
- Neither support of object - 6
- Object - 90

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 BW4 – Land north of Rareridge Road		
Respondent number	Comment	Officer comment
ANON-KSAR-NKS3-G Bishops Waltham Parish Council	<p>BW4 Land north of Rareridge Lane – New allocation – no development before 2030.</p> <p>Recommendation: this land was chosen by the Parish Council as its first choice under the SHEELA exercise (noting that this was chosen as the fourth site by the PC under the previously adopted plan) and so is welcomed by the Parish Council.</p> <p>The land is currently used for growing trees (known locally as the “Christmas Tree” site) and is underdeveloped. The West Hoe Cemetery is situated to the west of the site and the South Downs National Park lies to the north and so any development will need to be carefully managed to minimise</p>	<p>Comments noted and support welcomed.</p> <p>Unfortunately speed limits are outside of the remit of the Local Plan. This is something that is controlled by the highway authority, Hampshire County Council. So this would be a decision taken by HCC.</p> <p>The policy does state:</p>

	<p>the impact on both locations.</p> <p>Concern was raised over the proposal for a pedestrian crossing on Hoe Road as this would encourage pedestrians to use Hoe Road, where there is insufficient footpath and would require crossing Hoe Road twice to access the schools. A better and safer option would be to use the existing footpaths via Rareridge Lane, Free Street and the church path. See attached diagrams.</p> <p>The Policy should include the requirement to utilise the existing access from Byron Close for pedestrian and cycle flow only.</p> <p>The Working Group had concerns over the possible impact of any development on the junction of Rareridge Lane and Hoe Road. It is requested that this is assessed and proposals agreed, within the policy, to ensure that the highway is safe for vehicle, pedestrian and cycle access.</p> <p>Generally welcome the proposals within this policy but would request the inclusion of a reduction in speed limits where new developments are proposed to ensure that they are suitable and that any cumulative impact on the highway is considered.</p>	<p>To access the larger part of the site a standard T junction onto Hoe Road would be required and potentially a reduction in the speed limit on Hoe Road to 30 mph. This proposed access would be subject to appropriate visibility splays being achieved. There is potential for a small proportion of the site to utilise the existing access from Byron Close, but it is envisaged that traffic flow between the two accesses is limited to pedestrian and cycle flow only. <u>General traffic vehicular access onto Byron Close will not be acceptable however pedestrian/cycle and emergency services access should be retained.</u> There is an opportunity to link to the existing public right of way network, providing access to the wider countryside. A pedestrian crossing would be needed on Hoe Road as there is no footpath on the north side of the road.</p> <p>Recommended response: no change</p>
ANON-KSAR-NKAB-D	<p>BSP support the inclusion of draft policy BW4, however suggest amendments to the wording of both the policy and the supporting text to further strengthen this sustainable development opportunity coming forward.</p> <p>Request to remove phasing to 2030</p>	<p>Comments noted and support welcomed. Detailed responses set out below.</p> <p>The criterion seeks to smooth the overall delivery of housing to better maintain a supply over the plan period.</p>

	<p>Request to remove word “satisfactory” from criterion ii to reduce ambiguity</p> <p>Request to amend criterion on SDNP to better reflect para. 14.23</p> <p>Request amendment of criterion v to better reflect the NPPF</p> <p>Request for criterion on heritage assets to better reflect para. 14.20 and the NPPF</p> <p>Request reword approach to Dark Skies and the SDNP</p> <p>Request rewording of para. 14.21 as too prescriptive, but support wording of 14.22.</p>	<p>It is considered appropriate to set out what the Plan is seeking in this criterion. More description has been added for clarity.</p> <p>Following consideration of all responses the policy has been rewritten to clarify the approach to the SDNP. Wording set out elsewhere in this document.</p> <p>Agree. Proposed Change: vix. The layout of the site to protect the amenities of existing properties to the south of the site <u>Adoption of a design and landscaping approach which respects existing residential amenity with regard to outlook and privacy;</u></p> <p>Criterion amended in line with advice from Historic England. Wording set out elsewhere in this document.</p> <p>Agree. Criterion reworded with minor adjustment. Wording set out elsewhere in this document.</p> <p>Paragraph reworded following comments received from the Highway Authority. Wording set out elsewhere in this</p>
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	<p>Overall, it is emphasised that the opportunity at Land north of Rareridge Lane represents a highly sustainable development opportunity on the edge of Bishop's Waltham. It has the potential to provide much needed high-quality homes in an accessible location through a sensitively designed scheme. BSP represent all landowners within the red line plan, and the site is readily deliverable and free of technical constraints to delivery.</p>	<p>document.</p>
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Comments which neither support nor object to Policy BW4 – Land north of Rareridge Road		
Respondent number	Comment	Officer comment
<p>ANON-KSAR-NK2C-Y Southern Water</p>	<p>This site is within Southern Water's statutory 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>Accordingly, we propose the following amendment to Policy BW4:</p> <p>Delete; 'Provide a connection to the nearest point of</p>	<p>Agreed.</p> <p>Proposed Response:</p> <p>Delete the following criterion to policy BW4 –</p> <p>ix. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</p>

	adequate capacity in the sewerage network, in collaboration with the service provider.'	
BHLF-KSAR-N8BQ-A Historic Environment	<p>Para 14.20 Minor wording changes are suggested to improve this text in keeping with the NPPF</p> <p>A number of listed buildings are in the vicinity, including a group of buildings to the south and a cottage to the east. Consideration will need to be given through the design process to <u>minimise harm to the setting of those heritage assets</u> address the need to minimise the visual impact of development.</p>	<p>Agreed.</p> <p>Proposed response</p> <p>Revise paragraph 14.20 as follows-</p> <p>A number of listed buildings are in the vicinity, including a group of buildings to the south and a cottage to the east. Consideration will need to be given through the design process to <u>minimise harm to the setting of those heritage assets</u> address the need to minimise the visual impact of development.</p>
BHLF-KSAR-N8BE-X Environment Agency	No specific comments. General comments apply.	<p>Comments noted</p> <p>Recommended response: no change</p>
BHLF-KSAR-N86Z-7GP NHS Hampshire and Isle of Wight ICB - Primary Care Response	<p>Bishops Waltham Bishops Waltham Surgery NHS Hampshire and Isle of Wight ICB - Primary Care Response</p> <p>The GP surgeries that serve these potential sites are currently over subscribed by 4,222 patients of October 2022. The current GP 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 in</p>	<p>Comments noted</p> <p>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</p>

	<p>Bishops Waltham, but developer funding has not been made available to the NHS to date to invest in local infrastructure to meet these additional needs. The additional dwellings from the local plan will add a further 1,291 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 103 m2</p> <p>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. Bishops Waltham surgery is part of the Winchester Rural South Primary Care Network.</p> <p>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 surgery 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 BW1/4 to inform</p>	<p>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 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> <p>Recommended Response: insert new paragraph 14.25 as follows -</p> <p><u>14.25 This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an</u></p>
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	potential developers of the requirement for these impacts to be mitigated.	<u>early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.</u>
BHLF-KSAR-N86T-1 Hampshire County Council (Transport)	<p>Policy BW4 – Land north of Rarebridge Lane General traffic vehicular access onto Byron Close will not be acceptable however pedestrian/cycle and emergency services access should be retained. To support increased bus patronage the County Council recommend upgrading the existing bus stop facilities and waiting areas/seating/stands as well as widening and expand footway provision on Hoe Road in the vicinity of the site where possible. New pedestrian crossing provision on Hoe Road to improve safety of pedestrians crossing between bus stops and the site access. This crossing facility will also improve connectivity between pedestrian route through the site and the PROW leading to Hoe Road Meadow and the Moors, linking up the PROW network to the east of the village with the network to the north of the village. Assuming new access road from the site onto Hoe Road can achieve necessary visibility splays and meets Hampshire County Council technical guidance criteria then reduction in speed limit to 30mph would be supported and will require the provision of a new village gateway treatment on Hoe Road to the east of the site. The primary walking and cycling routes between the site and local schools and the village centre with its services will likely be via Byron Close, Oak Road and Elm Road or the network of footways and rights of way through this residential housing estate. Accessibility improvements, pedestrian signage and lighting</p>	<p>Agreed.</p> <p>Proposed response:</p> <p>Revise criteria ii and iii of policy BW4, and insert three new criteria after criteria ii of BW4 as follows –</p> <p>iii. Provide <u>an appropriate</u>, safe, vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties <u>and complies with Hampshire County Council technical guidance documents;</u></p> <p>iv. Provide satisfactory <u>attractive and legible</u> pedestrian and cycle links to Bishop’s Waltham centre ,</p> <p><u>v. Provide improved access to the existing PROW network and new crossing facility on Hoe Road to link routes to the east of the village with those to the north;</u></p> <p><u>vi. Provide or contribute to improved bus stop waiting facilities for new residents including footway extension, new seating and if appropriate a</u></p>

	<p>upgrades to improve legibility/navigation through this area and encourage pedestrian trips from the development will necessary.</p> <p>The County Council request that the following additions and amendments to the Policy BW4 text:</p> <p>Access and movement</p> <p>i. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties <u>and complies with Hampshire County Council technical guidance documents;</u></p> <p>ii. Provide satisfactory <u>attractive and legible</u> pedestrian and cycle links to Bishop’s Waltham centre.</p> <p><u>iii. Provide improved access to the existing PROW network and new crossing facility on Hoe Road to link routes to the east of the village with those to the north.</u></p> <p><u>iv. Provide or contribute to improved bus stop waiting facilities for new residents including footway extension, new seating and if appropriate a covered shelter to support public transport usage.</u></p> <p><u>v. Provide or contribute to the reduced speed limit to 30mph and a new village gateway on Hoe Road to the east of the site.</u></p>	<p><u>covered shelter to support public transport usage;</u></p> <p><u>vii. Provide or contribute to the reduced speed limit to 30mph and a new village gateway on Hoe Road to the east of the site.</u></p>
<p>BHLF-KSAR-N86M-T Hampshire County Council (Schools)</p>	<p>100 dwellings could generate up to 30 additional primary age pupils and 21 secondary age pupils. It is likely that these could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.</p>	<p>Comments noted. Policy already includes criterion regarding infrastructure. Details will be included in Infrastructure Delivery Plan.</p>

		Recommended response: no change to plan.
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Objections grouped by issue raised in representations: Policy BW4 – Land north of Rareridge Road		
Respondent number	Comment	Officer comment
ANON-KSAR-NKG7-8 ANON-KSAR-NKHW-9 ANON-KSAR-NKW1-J ANON-KSAR-N8EC-Y ANON-KSAR-NKR2-E ANON-KSAR-N8W9-7 ANON-KSAR-NKZG-B ANON-KSAR-NKBK-Q ANON-KSAR-N81C-B ANON-KSAR-NK69-S ANON-KSAR-NKKR-7 ANON-KSAR-NKHF-R ANON-KSAR-NKHK-W ANON-KSAR-NKBH-M ANON-KSAR-NKHZ-C ANON-KSAR-N8EW-K ANON-KSAR-NKKE-T ANON-KSAR-NKHZ-C ANON-KSAR-NKCP-W ANON-KSAR-NKBY-5 BHLF-KSAR-N8ZB-K ANON-KSAR-NKBH-M BHLF-KSAR-N8BC-V	<p><u>Impact on SDNP/dark skies/</u></p> <p>Comments highlight concerns regarding the impact on the South Downs National Park. The sentiment is that landscaping won't sufficiently mitigate the impact on this greenfield site, particularly affecting views from the northern footpath within the National Park. The site currently acts as a valuable buffer to houses in Bishops Waltham. If the site remains in the plan, there is a call for more prescriptive landscape provisions to protect views from the National Park. This is perceived as a significant policy shift without proper justification. Past lack of support for this area is attributed to its proximity to the South Downs National Park and the potential loss of 11 acres of woodland. Additionally, its adjacency to a cemetery raises concerns about disrupting the peace and serenity with the addition of 100 houses.</p> <p>There may be impacts from visual intrusion, physical effects on the landscape and effects on the tranquillity of the area.</p> <p>The proposed development would be within easy walking distance of both Dundry & The Moors LNRs increasing</p>	<p>Following consideration of comments and subsequent discussions with officers of the South Downs National Park Authority (SDNPA) , it is proposed to rewrite this policy to provide a better, clearer approach for how development is anticipated to come forward , taking into account the adjacent South Downs National Park (SDNP)</p> <p>Proposed Change:</p> <p>Revise para. as follows –</p> <p>Revise para. 14.19 as follows –</p> <p>Para 14.19 The South Downs National Park lies immediately to the north. The <u>development of the site</u> will need to be <u>carefully sensitively designed and managed in order to</u> with the aim of</p>

<p>BHLF-KSAR-N8RT-W BHLF-KSAR-N8RF-F ANON-KSAR-NK23-F BHLF-KSAR-N8T9-4 BHLF-KSAR-N8K8-T ANON-KSAR-N8EQ-D ANON-KSAR-N8MM-H BHLF-KSAR-N8RQ-T ANON-KSAR-N8EC-Y ANON-KSAR-N8YX-8 ANON-KSAR-NK7V-Q ANON-KSAR-N8G6-M ANON-KSAR-NK6Y-S ANON-KSAR-NK61-H ANON-KSAR-NK5Y-R ANON-KSAR-NKKD-S ANON-KSAR-NKWH-9 ANON-KSAR-N83M-Q ANON-KSAR-N8QU-W ANON-KSAR-N8X6-5 BHLF-KSAR-N8R8-1 ANON-KSAR-N8VC-G BHLF-KSAR-N8S3-W ANON-KSAR-N8VK-R ANON-KSAR-N888-7</p>	<p>footfall and impact these sites - The Moors is a SSSI already impacted by the urban environment of Bishops Waltham, further pressure on the site should be avoided.</p> <p>The removal of existing woodland, especially near the South Downs National Park (SDNP), is criticised for its potential impact on local views, increased artificial lighting, and non-compliance with policies related to dark skies.</p>	<p>minimise <u>any potential adverse impacts upon the National Park and ensure the quality of the dark skies in line with Policy NE8 (South Downs National Park). To do this, a landscape-led masterplan – which is informed by the existing built form, contours, heritage assets, landscape character, topography, and key public views – will need to be prepared and submitted to support any future development. This includes considering the landscape impact of the site from key public views including the public footpath to the north of the site, and ensuring the quality of dark skies and setting of the National Park is addressed in line with Policy NE8 (South Downs National Park).</u></p> <p>Revise para. 14.23 as follows – 14.23 <u>As the result of a landscape led approach required for this location, development of the site is expected to avoid the highest part of the site ,leaving the northern area for amenity space, landscape screening and biodiversity net gain. The exact layout of this site is expected to be determined in a landscape led masterplan fully justified</u></p>
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		<p>through a design process in accordance with policy D1 and supported by appropriate evidence. In light of the site's location and characteristics, the masterplan should address ridgelines and roof heights, the siting and layout of development in response to key views, and managing vegetation to focus on native species. The proposals will need to include significant landscaping to retain and reinforce the containment of the site and mitigate the impacts to the adjacent footpath, countryside, the National Park, and nearby listed buildings. Overall these are considered likely to reduce the capacity of the site and it is therefore allocated for 100 dwellings as a prudent estimate of what can be achieved.</p> <p>Amend policy BW4 with the following additions and amendments to criteria –</p> <p><u>i. The development must be informed by a landscape-led masterplan which considers the existing built form, contours, heritage assets, landscape character, topography and key public views. As part of the masterplan, built development should be sited in the</u></p>
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		<p><u>southern area of the site, leaving the northern area for landscape screening, amenity space, and biodiversity net gain;</u></p> <p>iviii. Provide <u>appropriate</u> landscaping to create a new settlement edge <u>which is informed by the site contours and minimises any adverse impacts upon</u> to the north and mitigate views from the South Downs National Park;</p> <p>vixi. Assess and Minimise the impact on the South Downs National Park and address the quality of dark skies and setting of the National Park in line with Policy NE8. <u>Mitigate any potential adverse impacts upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies</u></p>
<p>ANON-KSAR-NKG7-8 ANON-KSAR-N8VC-G ANON-KSAR-NK19-M ANON-KSAR-N89Q-1 BHLF-KSAR-N8R8-1 ANON-KSAR-NKW1-J ANON-KSAR-NKSK-8 ANON-KSAR-N81C-B BHLF-KSAR-N8ZB-K</p>	<p><u>Access to the site/levels of traffic</u></p> <p>Currently the Policy refers to minimising the impact on existing residential properties without reference to the supporting texts which states the main access would be from Hoe road and that there is potential for a small proportion of dwellings to be served from Byron Close. Possible access to the new development from Byron Close to anything other than pedestrians would be</p>	<p>Following consideration of comments and response from Hampshire County Council as Highway Authority, it is proposed to make the following changes to remove the potential general vehicular access from Hoe road, and to set out a more appropriate response to traffic issues arising from the development of this site. The wider traffic implications of</p>

<p>ANON-KSAR-N8W9-7 ANON-KSAR-NKCP-W ANON-KSAR-NKR2-E ANON-KSAR-NKZG-B ANON-KSAR-NKHF-R ANON-KSAR-NKBR-X BHLF-KSAR-N8RT-W BHLF-KSAR-N8RF-F BHLF-KSAR-N8T9-4 ANON-KSAR-N8V3-Z ANON-KSAR-N888-7 ANON-KSAR-NKW4-N ANON-KSAR-NKBK-Q ANON-KSAR-NK6Z-T ANON-KSAR-NKKR-7 ANON-KSAR-NKBH-M BHLF-KSAR-N8BA-T ANON-KSAR-NKHW-9 ANON-KSAR-NKKY-E ANON-KSAR-N8M2-P ANON-KSAR-N8VA-E ANON-KSAR-NKKP-5 ANON-KSAR-NKHD-P ANON-KSAR-NKH5-7 ANON-KSAR-N8YX-8 ANON-KSAR-NK7V-Q ANON-KSAR-NKPG-1 ANON-KSAR-N8WN-V ANON-KSAR-N8G2-G ANON-KSAR-NKBY-5 ANON-KSAR-N8NB-7</p>	<p>completely inappropriate, dangerous and lead to excessive increased traffic in Byron Close itself, the nearby Ridgemedede housing estate and Rareridge Lane. The proposed entry into this development is too close to the T junction of Rareridge Lane. Access will require the demolition of at least one house and very careful thought should be given to traffic management in this area. sustainable transport although may be 15mins from town centre on foot some of the root hasn't got pavement and road isn't wide enough to put one in as houses right on edge of road. Does not support Policy T3 as the increase above has impacted upon road safety parked / vehicles at junction / accidents on or near the junction. The general width of the pavements is very narrow and does not allow two persons to walk alongside each other, which is not safe for parents with young children</p> <p>The access is poor and will force traffic through the town to get to Hedge End or Winchester, adding to congestion. The increased traffic would be substantial, and the risks at the junction required would be significant. Equally, traffic to the proposed site would further add to congestions in the town, including coming from the M3 and the M27. Such traffic includes waste collection and deliveries.</p> <p>It became apparent at the consultation with residents, parish councillors and WCC representatives on 18/11/22 that this proposed access point via Byron Close had been misinterpreted by the parish councillors; they were under the impression that access through Byron Close would be solely for pedestrians and cyclists but not vehicles and to</p>	<p>the development of this site are considered n the Strategic Transport Assessment which will be published in support of the proposed Submission Plan consultation.</p> <p>Proposed Response:</p> <p>Amend and insert the following criteria on Policy BW4 as follows -</p> <p>iii. Provide <u>an appropriate</u>, safe, vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties <u>and complies with Hampshire County Council technical guidance documents</u>;</p> <p>iv. Provide satisfactory <u>attractive and legible</u> pedestrian and cycle links to Bishop's Waltham centre ,</p> <p><u>v. Provide improved access to the existing PROW network and new crossing facility on Hoe Road to link routes to the east of the village with those to the north</u>;</p> <p><u>vi. Provide or contribute to improved bus stop waiting facilities for new residents including footway extension, new seating and if appropriate a</u></p>
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<p>ANON-KSAR-N8EQ-D ANON-KSAR-N83M-Q ANON-KSAR-N8MM-H ANON-KSAR-NK6Y-S ANON-KSAR-NK61-H ANON-KSAR-NKHH-T ANON-KSAR-NK5Y-R ANON-KSAR-NKKD-S ANON-KSAR-NKBH-M ANON-KSAR-N8U1-W ANON-KSAR-NKJ3-7 ANON-KSAR-NKTE-3 ANON-KSAR-NKD8-6 ANON-KSAR-NKWH-9 ANON-KSAR-NK4Q-F BHLF-KSAR-N8BC-V ANON-KSAR-NKKD-S ANON-KSAR-N8Q9-1 BHLF-KSAR-N8K8-T ANON-KSAR-NK58-Q ANON-KSAR-N85T-Z ANON-KSAR-N83M-Q ANON-KSAR-N8QU-W ANON-KSAR-N8X6-5 ANON-KSAR-N836-Z</p>	<p>quote parish councillor Jo Wood, “the parish council would not agree to any vehicular access through Byron Close because it is already very unsafe. Absolutely not.”</p> <p>Public transport has been consistently reduced over the last 5 years in the area with the X10 bus now running every 2 hours to Southampton. Botley is the closest train station to which we have to drive but with only 20 car parking spaces, it is not practical as an alternative to busses. With the ever expanding development in Hedge End and Whiteley, there will be increased capacity and traffic to this station.</p>	<p><u>covered shelter to support public transport usage;</u> <u>vii. Provide or contribute to the reduced speed limit to 30mph and a new village gateway on Hoe Road to the east of the site.</u></p> <p>Revise paragraph 14.21 as follows –</p> <p>14.21 <u>The vehicular access to the site will need to be appropriate, characteristic and safe in terms of design, highway operation, and visibility splays on the approach to, and when turning into and out of, the site.</u> To access the larger part of the site a standard T junction onto Hoe Road would be required and potentially a reduction in the speed limit on Hoe Road to 30 mph. This proposed access would be subject to appropriate visibility splays being achieved. There is potential for a small proportion of the site to utilise the existing access from Byron Close, but it is envisaged that traffic flow between the two accesses is limited to pedestrian and cycle flow only. <u>General traffic vehicular access onto Byron Close will not be acceptable however pedestrian/cycle and emergency services access should be retained.</u> There is an opportunity to link to the existing pPublic rRight of wWay</p>
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		(PROW) network, <u>to provideing</u> access to the wider countryside <u>and the South Downs National Park</u> . A pedestrian crossing would be needed on Hoe Road as there is no footpath on the north side of the road.
ANON-KSAR-NKBH-M ANON-KSAR-NKG7-8 ANON-KSAR-NKW1-J ANON-KSAR-NKR2-E ANON-KSAR-NKBK-Q ANON-KSAR-NKCP-W ANON-KSAR-NK69-S ANON-KSAR-NK6Z-T ANON-KSAR-NKKR-7 ANON-KSAR-NKBH-M ANON-KSAR-N88K-T BHLF-KSAR-N8R8-1 ANON-KSAR-N8N7-V ANON-KSAR-NKKD-S ANON-KSAR-NKKY-E ANON-KSAR-NKKP-5 ANON-KSAR-NKHD-P ANON-KSAR-NKH5-7 ANON-KSAR-NKBY-5 ANON-KSAR-NKBH-M ANON-KSAR-N8N5-T ANON-KSAR-N8EQ-D ANON-KSAR-N8MM-H ANON-KSAR-NKWH-9 ANON-KSAR-N81C-B	<u>Infrastructure and connectivity</u> The policy should be more specific in order to make it clear what infrastructure is required. Bus shelters on Hoe Road are needed to encourage the use of busses especially to school rather than private cars. The supporting text refers to an opportunity to link to footpaths in the wider countryside . this should be in the policy. This would justify taking contributions to secure this important benefit . There used to be a track running along the rear of the gardens in Rareridge Lane. This is now largely overgrown, but needs to be reinstated. A check should be made to ensure that any footpaths related to this land are restored.	The policy has been revised to set out more clearly what is necessary to secure appropriate access and links to the centre of Bishop’s Waltham, and include the potential for improved links to the PROW in the policy. The policy does not specify the development should reinstate a track to the rear of properties of Rareridge Lane as it is not certain this is deliverable or desirable. Instead it will be for the developer to consider how links can be improved through the design process set out in Policy D1.

ANON-KSAR-N81C-B ANON-KSAR-NKKD-S ANON-KSAR-NKW4-N ANON-KSAR-NKHW-9 ANON-KSAR-N8YX-8 ANON-KSAR-N85T-Z ANON-KSAR-N8X6-5 ANON-KSAR-N8V3-Z		
ANON-KSAR-NK19-M ANON-KSAR-NKW1-J ANON-KSAR-NKSK-8 ANON-KSAR-NKTC-1 BHLF-KSAR-N8RE-E ANON-KSAR-NKR2-E ANON-KSAR-NKZG-B BHLF-KSAR-N8ZB-K ANON-KSAR-NKBK-Q ANON-KSAR-NK69-S ANON-KSAR-NKCP-W ANON-KSAR-NK6Z-T ANON-KSAR-NKKR-7 ANON-KSAR-NKBH-M ANON-KSAR-NKC1-X ANON-KSAR-NKHZ-C ANON-KSAR-N88K-T BHLF-KSAR-N8S3-W ANON-KSAR-N8N7-V ANON-KSAR-N8M2-P ANON-KSAR-N8VK-R ANON-KSAR-N8V3-Z ANON-KSAR-N888-7	<p><u>Loss of biodiversity/environmental/climate change impacts</u></p> <p>Comments express significant concern about the potential impact of development on the only remaining wooded area on the Northeast side of Bishops Waltham. The area is rich in biodiversity, hosting deer, foxes, squirrels, bats, owls, and at least one badger sett. Comments list the following -</p> <ul style="list-style-type: none"> • Breeding Common Firecrest (protected under Schedule One of Wildlife & Countryside Act 1981) • A wide range of recorded dragonflies and moths • Slow worms and grass snakes • Hedgehogs have been observed • Badgers are present and may well have a set(s) within the woodland • Bats are regularly seen feeding over and along the edge of the woodland • Bullfinch, Mistle Thrush (Red List) and Song Thrush (Amber List) also breed in the woodland • At least one adjacent garden is believed to have breeding Great Crested Newts (these are European Protected Species and the EU habitat regulations have 	<p>The site allocation policy has been rewritten to ensure that the development of the site is informed by a landscape led masterplan which takes into account the constraints and characteristics of the site. The preparation of that masterplan and any subsequent planning application will be informed by policy NE1 of the Plan which requires development proposals to clearly demonstrate that there will be no adverse impact on the conservation status of key species, internationally protected sites, nationally protected designated sites, or locally designated sites.</p>

<p>ANON-KSAR-NK6P-G ANON-KSAR-N8EW-K ANON-KSAR-N8VC-G BHLF-KSAR-N8T9-4 ANON-KSAR-NKKE-T ANON-KSAR-NKKP-5 ANON-KSAR-NKHZ-C BHLF-KSAR-N8BA-T BHLF-KSAR-N8K8-T ANON-KSAR-NKC9-6 ANON-KSAR-N8W9-7 ANON-KSAR-NKH5-7 ANON-KSAR-NKHT-6 ANON-KSAR-NKHS-5 ANON-KSAR-NKPZ-M ANON-KSAR-NKPG-1 ANON-KSAR-NKBY-5 ANON-KSAR-N8NB-7 ANON-KSAR-N8N5-T ANON-KSAR-NK4C-1 ANON-KSAR-NK4B-Z ANON-KSAR-NK23-F ANON-KSAR-NKW4-N ANON-KSAR-N8EQ-D ANON-KSAR-N8MM-H ANON-KSAR-NKFN-X BHLF-KSAR-N8RQ-T ANON-KSAR-NK6Y-S ANON-KSAR-NK61-H ANON-KSAR-N8Q5-W ANON-KSAR-NKKD-S</p>	<p>been adopted into UK law)</p> <p><u>Principle of loss of trees</u> Another set of concerns revolves around the impact on mature trees and wildlife in the proposed woodland development. This site is clearly shown as woodland on the Ordnance Survey maps and should be protected. I believe under The Forestry Act there is a presumption against change of use of this land. Furthermore, there is a discrepancy in the description of the site as "undeveloped" when it has been woodland for some time.</p> <p><u>Flooding</u> Concern is expressed regarding potential flooding risks to existing housing, emphasising the current woodland's role in mitigating this risk.</p> <p>Respondents commented that during periods of heavy rain a large volume of water flows down from the National Park area, across the proposed development and into the Byron Close area. Any development that results in reduced drainage of this area by building over woodland would likely result in flooding of the properties to the South.</p> <p>The site currently provides surface water drainage benefits for the housing adjacent which already suffers from drainage issues. Whilst a new development would require a sustainable drainage solution, it is felt the development will inevitably have a negative impact in this area on the houses in Rareridge and could add to surface water</p>	<p>The presence of trees on the site does not prevent its development. The relative merits of the site are considered in the Development Strategy and Site selection Background Paper. The description of the land as undeveloped is considered consistent with the national definition of developed land.</p> <p>The Council commissioned a Strategic Flood Risk Assessment to consider further the potential for flooding issues to arise on proposed development sites. This is available on the website consultation but has not highlighted any specific measures required to be included in the policy for this site. Policy NE6 of the Plan considers flood risk. Development proposals will need to demonstrate that they do not lead to any increased run off from the site.</p>
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<p>ANON-KSAR-NKKT-9 ANON-KSAR-NK4Q-F ANON-KSAR-NK5Y-R ANON-KSAR-NKHH-T ANON-KSAR-NKHF-R ANON-KSAR-NKHK-W ANON-KSAR-NKKD-S ANON-KSAR-NKD8-6 ANON-KSAR-NKTE-3 ANON-KSAR-NKD8-6 ANON-KSAR-NKHW-9 ANON-KSAR-NKWH-9 ANON-KSAR-N8EC-Y ANON-KSAR-N8YX-8 ANON-KSAR-NK7V-Q ANON-KSAR-N8EC-Y ANON-KSAR-N8Q9-1 ANON-KSAR-N81C-B BHLF-KSAR-N8TP-U BHLF-KSAR-N8BC-V BHLF-KSAR-N8RE-E BHLF-KSAR-N8ZB-K BHLF-KSAR-N8RT-W BHLF-KSAR-N8RF-F ANON-KSAR-N8YE-N ANON-KSAR-N83M-Q ANON-KSAR-N8QU-W ANON-KSAR-N836-Z</p>	<p>flooding issues already being felt in nearby streets with run off from the higher ground at times of high rain fall.</p> <p><u>Carbon and climate emergency</u> The potential housing development on this site is seen as counterproductive to WCC's climate emergency policies, as trees are crucial for carbon capture. The emphasis is on preserving this habitat and questioning the logic of cutting down 5 hectares of trees for a carbon-neutral and low-carbon infrastructure design.</p> <p>Concerns over the findings of the IIA</p> <p>Availability of more suitable sites</p>	<p>It is recognised that the development of this site will result in the loss of some trees and vegetation. However, the Plan seeks to locate development in locations where there are more opportunities for sustainable transport and the carbon benefits of this are set out in the IIA.</p> <p>Consultation comments received on the Integrated Impact Assessment are considered and responded to Appendix A of that document.</p> <p>The rationale and justification for the selection of this site in Bishop's Waltham is set out in the Development Strategy and Site Allocation Background Paper.</p>
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<p>ANON-KSAR-NKBH-M ANON-KSAR-NKHD-P ANON-KSAR-N8UG-K ANON-KSAR-N8MM-H ANON-KSAR-NKKD-S ANON-KSAR-NKKD-S ANON- KSAR-NKW4-N BHLF-KSAR-N8BC-V BHLF-KSAR-N8Z2-3 ANON-KSAR-NKWH-9 ANON-KSAR-N8X6-5 ANON-KSAR-N888-7</p>	<p><u>Bishop's Waltham has exceeded its housing target</u></p> <p>By mid-2023 487 new properties will have been completed in Bishop's Waltham on land approved in previous plans with a further 10 in abeyance. In addition there have been 90 'windfall' properties. There exists an approval for 27 properties on a brownfield site adjacent to the town centre plus a care home and housing on a former business and old mill site. This is far in excess of the allocation originally made for Bishop's Waltham in the previous plan. By comparison New Alresford had approval for 300 houses under the previous plan none of which have yet been built and the Council have yet to put forward any sites for an allocation of 100 houses under this plan.</p> <p>The town has already taken too much building and the town's infrastructure cannot cope with another 100 plus more housing. There is not enough room in the schools and the doctor's surgery is overwhelmed by the new residents as it is. More houses and residents will make it impossible for anyone to get treatment or children into schools. Please hear this plea and stop any more development which will destroy the ambiance in what is a pleasant and attractive market town. Were it to get any bigger, it would lose its attractiveness and become yet another urban sprawl, having lost its vital heart.</p>	<p>The Council is required to maintain an up to date development plan, and typically these are reviewed every five years. The proposed housing allocations take into account recent development but there is a need for further allocations across the Plan area in this document.</p> <p>New Alresford also has an allocation for 100 homes on additional sites in Policy NA3. The intention of for the sites to be identified through a Neighbourhood Plan which the Parish Council is preparing.</p> <p>Comments on infrastructure are noted. The Council has consulted with service providers in the production of this plan. Infrastructure required to mitigate the impacts has been identified and it is set out in the Infrastructure Delivery Plan which will be published in support of the proposed submission plan consultation. It is considered that the development can be accommodated without significantly changing the character of the settlement.</p>
<p>BHLF-KSAR-N8K8-T</p>	<p><u>Nitrates</u></p> <p>The Solent region has a significant and well known issue with nitrates. It is the LPA policy to request credits and trees are planted on sites to help off set nitrates when new</p>	<p>Development of this site, as with others, cannot proceed until the potential impact of nutrients is identified and mitigated in line with NE16. As a point of detail, the mitigation typically arises from the</p>

	housing is developed. It would seem a nonsense to therefore remove a site with trees when landowners are being forced to plant trees.	cessation of agricultural practices on sites (with tree planting following).
ANON-KSAR-NKBY-5 ANON-KSAR-N8G6-M ANON-KSAR-N8Q9-1 ANON-KSAR-N888-7	<p><u>Brownfield</u></p> <p>WCC itself has declared a climate emergency and aims for carbon neutrality by 2030 yet this development contravenes this policy. The Local Plan states "there is a need to prioritise the use of brownfield land over green field sites whilst accepting that there is unlikely to be sufficient brownfield land in the district to meet its development needs." I struggle to believe there are no suitable brownfield sites within Bishops Waltham that could not be developed as an alternative.</p>	It is considered there are not enough suitable brownfield sites to deliver the level of development that has been set by the government across the Plan area including Bishop's Waltham. The detail is set out in the Brownfield Land Register and the SHELAA assessment.
ANON-KSAR-NKBH-M ANON-KSAR-N8EQ-D BHLF-KSAR-N8ZB-K ANON-KSAR-N85T-Z ANON-KSAR-N8X6-5	<p><u>Local Infrastructure issues:</u></p> <p><u>GP surgeries</u> The local GP practice is in an inadequate building with no parking for patients and struggles to cope with the existing populations' demands.</p> <p><u>Library</u> The library's opening hours have been systematically reduced by Hampshire County Council down to only 16 hours a week. An increased population over the last 5 years has not led to an increase in opening hours.</p>	The Council has engaged with service providers including the NHS, Hampshire County Council and utility companies to consider the impact of growth on infrastructure. The results of that are set out in the Infrastructure Delivery Plan which will be published in support of the proposed submission plan consultation.

	<p>Local infrastructure Sewage/ Electrical Power.....again can the current infrastructure cope? We have the current situation in Bishops Waltham where houses have been built (Albany Farm) and the sewage system is unable to cope causing sewage overflows. In a retrofit this is now finally being rectified by Southern Water who originally stated that the sewage system was adequate.</p>	
ANON-KSAR-NK5Y-R	<p><u>Phasing</u></p> <p>The fact that the City Council has expressed a wish not to see this site developed before 2030 (will it be in a position to see off any premature application should circumstances align against it?) points to a long period of uncertainty for residents living in the locality especially for those who will be directly affected by the development and its associated works. Some might prefer development to occur sooner rather than later in order that the unlooked for period of any planning blight visited upon them is kept to a minimum.</p>	<p>The proposal seeks to smooth the overall delivery of housing to better maintain a supply over the plan period. The Plan seeks to provide certainty for communities by clearly setting out what is expected – though it is recognised the site will be undeveloped for some time.</p>
<p>ANON-KSAR-NK5Y-R BHLF-KSAR-N8BA-T BHLF-KSAR-N8K8-T ANON-KSAR-NKWH-9 BHLF-KSAR-N8S3-W ANON-KSAR-N8VK-R</p>	<p><u>Visual Sensitivity/character</u></p> <p>We are told that this is deemed to be “High” with the main receptors being persons on the footpath to the north of the site and in properties lying to the south. However the assessment criteria say that even if a “High” rating is applicable it might be the case that development (presumably) would not substantially alter the scale and character of the surroundings and the wider setting so that (by implication) development can be allowed. This is because development on BW4 “would be seen in the</p>	<p>It is considered that the development of the site can be achieved without unacceptable harm to the character of the area. The policy has been substantially rewritten to provide a clearer explanation of how the development needs to be informed by a landscape led masterplan which will address the setting of the SDNP.</p>

	context of the residential area of Rareridge Lane so whilst any change may be prominent, the development (if it were sensitively designed) would not substantially alter the scale and character of the surroundings in the wider setting.	
ANON-KSAR-NKHF-R ANON-KSAR-NKHW-9 ANON-KSAR-NKTE-3 ANON-KSAR-N8QU-W ANON-KSAR-N89Q-1 ANON-KSAR-N8VK-R	<u>Inaccurately Described</u> The description “the site is currently undeveloped and has been used for growing trees” was true 25 years ago. Since then, the site has grown into rich woodland with a variety of healthy native trees; Ash, Oak Silver Birch amongst others. A more accurate description would be “self-sown native woodland”. The Forestry Act 1967 forbids the felling of woodland without a licence.	The site has been visited by the Councils Tree Officer who did not consider it worthy of a Preservation order. The presence of trees on the site does not prevent its development. And the relative merits of the site are considered in the Development Strategy and Site selection Background Paper.
ANON-KSAR-NKHF-R ANON-KSAR-NKW4-N ANON-KSAR-N8YX-8 BHLF-KSAR-N8K8-T BHLF-KSAR-N8BC-V ANON-KSAR-NKHW-9 ANON-KSAR-NKWH-9 BHLF-KSAR-N8S3-W ANON-KSAR-N8VK-R ANON-KSAR-NKH9-B	<u>Lack Credible Consultation</u> The Local Parish Council have not undertaken any sort of credible consultation. The public have not been consulted on the sites under consideration prior to the Parish Council submitting their proposals to WCC. The Parish Council meeting to discuss the plan was not advertised. As a result, only 2 members of public turned up. Notice to of the Plan and the local drop-in sessions were far too late. The first indication we received of the Plan was via a leaflet “Bishop Waltham Matters” which was delivered to our house 19 hours before the drop-in session	The response received from the Parish Council is set out in the table following paragraph 5.6 and Appendix 3 of the Development strategy and Site selection Background Paper. It is understood that the Parish Council response was informed by a previous exercise undertaken prior to the publication of the draft Local Plan. All of the public consultation drop in events were advertised on posters and in the newspapers and on the WCC website. Whilst there was a drop in

	<p>was due to start. Winchester City Council then sent an email “Your Council News” informing us of our drop-in session 2.5 hours after it started. This is not reasonable notice! The process should be re-started with actual consultation with the public. It requires transparency and should represent the views of the public and not the whim of a few transient local councillors.</p> <p>Other possible development sites in the SHELLA document were put forward, why have these not been included for discussion with the community. I understand the Parish Council preference is for this site. That is not consultation and this process should be restarted</p> <p>I live in Rareridge Lane but the first I heard of this proposed addition was from a neighbour a few days before cut-off. Consultation has been atrocious. Many people I have spoken to had also not heard. This area was rejected from the plan a few years ago. I hope that these actions do not mean that something underhand is going on.</p>	<p>event in BW we also held several other drop in events across the plan area. It is considered that the number of responses received shows this did not significant impact the effectiveness of the consultation as a whole or the ability of people to respond.</p>
<p>ANON-KSAR-NKHW-9 ANON-KSAR-N81C-B ANON-KSAR-NKD8-6 ANON-KSAR-N8Q9-1 ANON-KSAR-NKHF-R ANON-KSAR-NKW4-N BHLF-KSAR-N8K8-T BHLF-KSAR-N8ZB-K BHLF-KSAR-N8Z2-3 ANON-KSAR-N83M-Q</p>	<p><u>Flooding</u></p> <p>During periods of excessive and prolonged rain, there have been two instances in the past two years where the water flowing out of the woods into the housing developments have overwhelmed the existing drainage systems in Rareridge Lane. This has then overflowed into Hoe Road and Oak Road. The increase in load from the new development would further stress the existing drainage system and forecasted increases in extreme weather events would increase risks of flooding further.</p>	<p>The Council has commissioned a Strategic Flood Risk Assessment to consider further the potential for flooding issues to arise on proposed development sites. This is available on the website but has not highlighted any specific measures required to be included in the policy for this site. Policy NE6 of the Plan considers flood risk. Development proposals will need to demonstrate that</p>

<p>ANON-KSAR-N8X6-5 ANON-KSAR-N836-Z ANON-KSAR-N89Q-1 ANON-KSAR-N8V3-Z</p>	<p>The site currently provides surface water drainage benefits for the housing adjacent which already suffers from drainage issues. Whilst a new development would require a sustainable drainage solution, it is felt the development will inevitably have a negative impact in this area on the houses in Rareridge and could add to surface water flooding issues already being felt in nearby streets with run off from the higher ground at times of high rain fall.</p> <p>Over the last 2 years, there have been 2 occasions of torrential rain which have overwhelmed the local drainage network leading to flash surface water flooding and resulting in a stream of water 20cm deep running down Hoe Road and water flowing out of manhole drains. The additional load of 100 houses onto this network, as well as the predicted heavier rainfall in the future due to global warming, is only going to exacerbate this problem. Realistically before any development can take place here, then it would be necessary to increase the local drainage capacity in Rareridge Lane and Hoe Road. I would also hope that Winchester Council would underwrite any increased risk of flooding due to this development.</p>	<p>they do not lead to any increased run off from the site.</p>
<p>ANON-KSAR-NKHF-R ANON-KSAR-NKW4-N ANON-KSAR-NKHW-9 ANON-KSAR-N8X6-5 ANON-KSAR-N8VC-G ANON-KSAR-N8V3-Z</p>	<p><u>Housing Density</u></p> <p>The proposal to cram 100 houses and the associated 150 cars into 5.231 hectares is not in keeping with the local area. Furthermore, it is not in keeping with any of the other new housing development plans which are less dense. Why is the density of the proposed housing so high at 0.13 acres/dwelling when comparing this to the other BW</p>	<p>The SHELAA contains an initial assessment of the site capacity based on the location and character of the settlement. That initial assessment indicated a capacity of approx. 126 homes. It is envisaged that the development will contain a mixture of housing types and sizes, (not high rise)</p>

	developments, Albany Road 0.244, Vineyard 0.152, Tollgate 0.64. What type of housing is being proposed, will there be adequate parking and amenity space ?How will the type of housing fit with the existing properties in Rareridge Lane and adjacent closes, I cannot see how such dense development is in keeping with the character of the area.	but will not vary significantly in terms of density from recent nearby developments.
ANON-KSAR-NKWH-9	<u>Building outside the current settlement boundary</u> could lead to the 'green light' for even more development in the future, encroaching on the already diminished settlement gaps between Bishops Waltham, Swanmore and Waltham Chase. The existing town settlement boundary does not include the BW4 woodland site, and as such is classed as "open countryside", I understand other sites have previously been withdrawn for development consideration, for this reason.	There is a need for new development outside of the existing settlement boundaries. Further detail is set out in the Development Strategy and Site Selection Background Paper.
ANON-KSAR-NKWH-9	<u>House building targets</u> With the Government's recent announcement on the abolishment of mandatory house building targets, where targets drawn up centrally will now be advisory only, will WCC reconsider this site being put forward in the Local Plan?	Since this comment was received there has been a change in Government and a it is not considered that national planning policy will change in a way that will reduce the expectations for Councils to plan for housing growth.
Comments which object to Policy BW4 – Land north of Rareridge Road		
Respondent number	Comment	Officer comment
ANON-KSAR-N85A-D	Objection to allocation and proposal of alternative site BW09 (land adjoining Tangier Lane)	

	<p>Concerns raised regarding detailed points on IIA methodology and scoring of development sites</p> <p>Reference to previous Local Plan directing growth to the south of the settlement, and Inspector’s report</p> <p>Concerns about delivery of allocated site for reasons including transport , impact upon heritage assets, biodiversity and loss of trees. Detailed comparison undertaken of potential development sites in Bishops Waltham, concluding land at Tangier lane is a more sustainable deliverable site</p>	<p>Consultation comments received on the Integrated Impact Assessment are considered and responded to Appendix A of that document.</p> <p>Most of the previous allocations are now built out and the plan seeks to identify the most sustainable locations for development. That inevitably means selecting sites for development which may have been previously rejected.</p> <p>Detailed points have been considered but the points raised do not indicate that the approach taken to consider the allocation of sites set out in the Development Strategy and Site Selection Background Paper was unsound. Further detail is set out in that Background Paper.</p>
<p>BHLF-KSAR-N8Z7-8 South Downs National Park Authority</p>	<p>Policy BW4 - Land north of Rareridge Lane (100 dwellings) (Also known as “Land west of West Hoe Cemetery”) National Parks have the highest status of protection in relation to conserving and enhancing landscape and scenic beauty as set out in Paragraph 176 of the NPPF. As part of the above, the NPPF explains that development within the setting of a National Park (emphasis added) should be sensitively located and designed to avoid or minimise</p>	<p>Following consideration of comments and subsequent discussions with officers of the South Downs National Park Authority (SDNPA), this policy has in discussion with the Park has been amended to provide a better, clearer approach for how development is</p>

	<p>adverse impacts on National Parks. Indeed, site selection, capacity and design within the setting of the SDNP should be landscape-led to ensure that any potential development is able to contribute positively to the statutory purposes of a National Park.</p> <p>The SDNP boundary follows the northern edge of the Bishop’s Waltham settlement boundary. The site is adjacent to, and within the setting of, the SDNP. The site comprises a young mature woodland (75%) and regenerating scrub/woodland (25%). Although the site is not representative of the D1a South Winchester Downland Mosaic Landscape Character Area (LCA), the surrounding open pasture /arable land to the north is representative of LCA D1a given its rolling landform. Indeed, the site and its surroundings have a strong rural character with existing Public Right of Way (PRoW) and various permissive paths on raised land to the north. The SDNPA is of the view that:</p> <ul style="list-style-type: none"> • Development would create an uncharacteristic, fragmentary, settlement extension, and development on this site has potential to be visually intrusive; • Development would adversely affect the tranquillity of the area; and • Development would adversely affect the recreational enjoyment of the PRoW to the north. <p>It is, therefore, considered that development would be harmful to the setting of the SDNP.</p> <p>Notwithstanding the above, although there is potential for existing woodland to provide some visual screening, it must be stressed that vegetation is not a “cure-all” approach. Indeed, soft landscaping cannot alone create a characteristic edge of a settlement, and will not mitigate for</p>	<p>anticipated to come forward, taking into account the adjacent South Downs National Park (SDNP).</p> <p>Proposed Change:</p> <p>Revise para. as follows –</p> <p>Revise para. 14.19 as follows –</p> <p>Para 14.19 The South Downs National Park lies immediately to the north. The <u>development of the site will need to be carefully sensitively designed and managed in order to with the aim of</u> minimise <u>any potential adverse impacts upon the National Park and ensure the quality of the dark skies in line with Policy NE8 (South Downs National Park).</u> <u>To do this, a landscape-led masterplan – which is informed by the existing built form, contours, heritage assets, landscape character, topography, and key public views – will need to be prepared and submitted to support any future development.</u> This includes considering the landscape impact of the site from key public views including the public footpath to the north of the site, and ensuring the quality of</p>
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	<p>all negative effects from development.</p> <p>The layout of development should be landscape-led to protect ecology, hydrology, landscape character, residential amenity, and settlement pattern, as well as the setting of the SDNP. The supporting text does not adequately reference the setting of the SDNP, or how the site's design should respond to the setting of the SDNP. Indeed, it is unclear how landscape character and setting has influenced the capacity for development, and if 100 homes would be achievable without adversely impacting the National Park.</p> <p>Overall, the SDNPA are of the view that development would adversely affect the setting of the National Park and would be visually disruptive to the existing settlement pattern. Moreover, the SDNPA formally object to the proposed allocation of 100 dwellings at "Land north of Rareridge Lane".</p>	<p>dark skies and setting of the National Park is addressed in line with Policy NE8 (South Downs National Park).</p> <p>Revise para. 14.23 as follows –</p> <p>14.23 <u>As the result of a landscape led approach required for this location, development of the site is expected to avoid the highest part of the site, leaving the northern area for amenity space, landscape screening and biodiversity net gain. The exact layout of this site is expected to be determined in a landscape led masterplan fully justified through a design process in accordance with policy D1 and supported by appropriate evidence. In light of the site's location and characteristics, the masterplan should address ridgelines and roof heights, the siting and layout of development in response to key views, and managing vegetation to focus on native species.</u> The proposals will need to include <u>significant</u> landscaping to retain and reinforce the containment of the site and mitigate the impacts to the adjacent footpath, countryside, the N<u>N</u>ational p<u>P</u>ark, and nearby listed buildings. Overall these are considered</p>
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		<p>likely to reduce the capacity of the site and it is therefore allocated for 100 dwellings as a prudent estimate of what can be achieved.</p> <p>Amend policy BW4 with the following additions and amendments to criteria –</p> <p><u>i. The development must be informed by a landscape-led masterplan which considers the existing built form, contours, heritage assets, landscape character, topography and key public views. As part of the masterplan, built development should be sited in the southern area of the site, leaving the northern area for landscape screening, amenity space, and biodiversity net gain;</u></p> <p>iviii. Provide <u>appropriate</u> landscaping to create a new settlement edge <u>which is informed by the site contours and minimises any adverse impacts upon</u> to the north and mitigate views from the South Downs National Park;</p> <p>viiixi. Assess and Minimise the impact on the South Downs National Park and address the quality of dark skies and</p>
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		setting of the National Park in line with Policy NE8. <u>Mitigate any potential adverse impacts upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies</u>
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	Recommendations	Officer response
Comments from SA	None	N/A
Comments from HRA	None	N/A

Amendments to BW4

Land at Rareridge Lane, as shown on the Policies Map, is allocated for about 100 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 must be informed by a landscape-led masterplan which considers the existing built form, contours, heritage assets, landscape character, topography and key public views. As part of the masterplan, built development should be sited in the southern area of the site, leaving the northern area for landscape screening, amenity space, and biodiversity net gain;

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

Access

- iii. Provide an **appropriate**, safe, vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties **and complies with Hampshire County Council technical guidance documents;**
- iv. Provide satisfactory **attractive and legible** pedestrian and cycle links to Bishop's Waltham centre ,
- v. **Provide improved access to the existing PROW network and new crossing facility on Hoe Road to link routes to the east of the village with those to the north;**
- vi. **Provide or contribute to improved bus stop waiting facilities for new residents including footway extension, new seating and if appropriate a covered shelter to support public transport usage;**
- vii. **Provide or contribute to the reduced speed limit to 30mph and a new village gateway on Hoe Road to the east of the site.**

Environmental

- iii. Provide **appropriate** landscaping to create a new settlement edge **which is informed by the site contours and minimises any adverse impacts upon** to the north and mitigate views from the South Downs National Park;
- ix. The layout of the site to protect the amenities of existing properties to the south of the site **Adoption of a design and landscaping approach which respects existing residential amenity with regard to outlook and privacy;**
- x. Assess and mitigate the impact upon the nearby listed buildings to the east and south.
- xi. Assess and Minimise the impact on the South Downs National Park and address the quality of dark skies and setting of the National Park in line with Policy NE8. **Mitigate any potential adverse impacts upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies**

Other Infrastructure

- xii. **Provide** Open space to serve the development in accordance with policy NE3.
- ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.

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

Revise para. 14.19 as follows –

Para 14.19

The South Downs National Park lies immediately to the north. The development of the site will need to be carefully sensitively designed and managed in order to ~~with the aim of~~ minimise any potential adverse impacts upon the National Park and ensure the quality of the dark skies in line with Policy NE8 (South Downs National Park). ~~To do this, a landscape-led masterplan – which is informed by the existing built form, contours, heritage assets, landscape character, topography, and key public views – will need to be prepared and submitted to support any future development. This includes considering the landscape impact of the site from key public views including the public footpath to the north of the site, and ensuring the quality of dark skies and setting of the National Park is addressed in line with Policy NE8 (South Downs National Park).~~

Revise paragraph 14.20 as follows –

14.20

A number of listed buildings are in the vicinity, including a group of buildings to the south and a cottage to the east. Consideration will need to be given through the design process to minimise harm to the setting of those heritage assets ~~address the need to minimise the visual impact of development.~~

Revise paragraph 14.21 as follows –

14.21

The vehicular access to the site will need to be appropriate, characteristic and safe in terms of design, highway operation, and visibility splays on the approach to, and when turning into and out of, the site. ~~To access the larger part of the site a standard T junction onto Hoe Road would be required and potentially a reduction in the speed limit on Hoe Road to 30 mph. This proposed access would be subject to appropriate visibility splays being achieved. There is potential for a small proportion of the site to utilise~~

~~the existing access from Byron Close, but it is envisaged that traffic flow between the two accesses is limited to pedestrian and cycle flow only. General traffic vehicular access onto Byron Close will not be acceptable however pedestrian/cycle and emergency services access should be retained. There is an opportunity to link to the existing ~~Public~~ Public ~~Right of way~~ Right of way (PROW) network, to providing access to the wider countryside and the South Downs National Park. A pedestrian crossing would be needed on Hoe Road as there is no footpath on the north side of the road.~~

Revise para. 14.22 as follows –

14.22

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from, and within the site have been connected to the Public Rights of Way (PROW) network and to the nearest public transport stop in accordance with Policy T4.

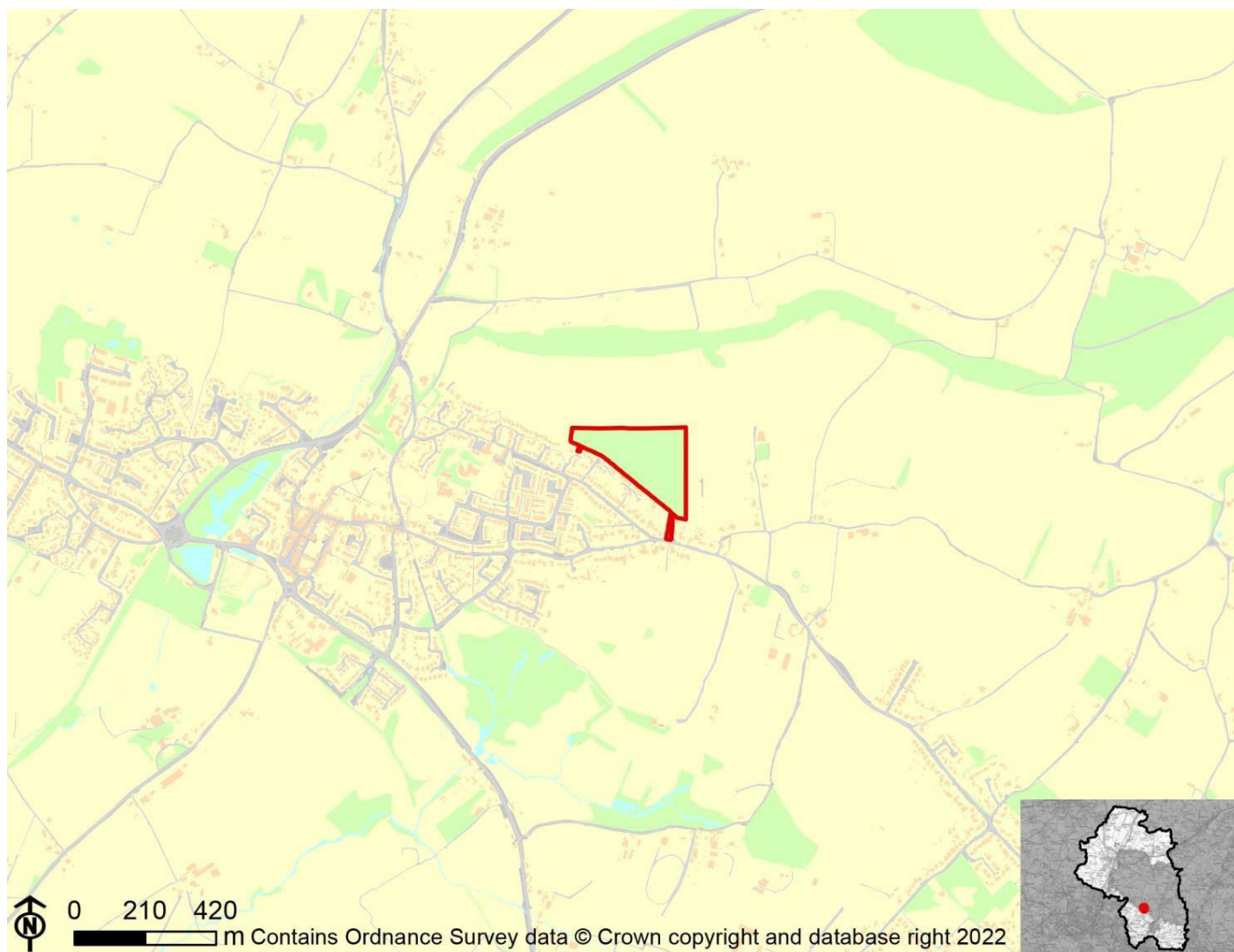
Revise para. 14.23 as follows –

14.23

As the result of a landscape led approach required for this location, development of the site is expected to avoid the highest part of the site ,leaving the northern area for amenity space, landscape screening and biodiversity net gain. The exact layout of this site is expected to be determined in a landscape led masterplan fully justified through a design process in accordance with policy D1 and supported by appropriate evidence. In light of the site's location and characteristics, the masterplan should address ridgelines and roof heights, the siting and layout of development in response to key views, and managing vegetation to focus on native species. The proposals will need to include significant landscaping to ~~retain and reinforce the containment of the site and~~ mitigate the impacts to the adjacent footpath, countryside, the ~~National~~ National ~~Park~~ Park, and nearby listed buildings. Overall these are considered likely to reduce the capacity of the site and it is therefore allocated for 100 dwellings as a prudent estimate of what can be achieved.

BW17: Land north of Rareridge Lane

Proposed use: Residential use



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

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

Justification: The site is within 401-800m of an NHS GP surgery. It is within 400m 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 within 401-800m 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 county or registered common land. The majority of it is within an area where average commuting distance is in 21-40% 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 positive (+)

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 county 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 positive (+)

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: Minor negative uncertain (-?)

Justification: The site has medium or higher 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: Negligible (0)

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

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.