

## **Draft Winchester District Local Plan Part 2**

### **Recommended Responses to Issues Raised**

#### **BISHOPS WALTHAM**

1. A summary of all the representations on the draft Local Plan relating directly to Bishops Waltham was presented to the Cabinet (Local Plan) Committee on 30 March 2015 – report CAB2676(LP) Appendix 1. That report contains a full summary of comments by Local Plan policy/paragraph/map. Copies of all representations are available on the Council's web site:  
<http://documents.winchester.gov.uk/LPP2/Default.aspx>
2. Report CAB2676(LP) records the various issues raised in relation to the Bishops Waltham chapter of the Plan, and responds to many of these. However, some representations raised issues requiring further investigation, particularly matters of detail in relation to the sites proposed for development. This report therefore, presents all the key issues raised and recommends responses and subsequent changes to LPP2 where appropriate. The final section includes the recommendations of the Sustainability Appraisal /Strategic Environmental Assessment and how these have been used to inform and support the revisions proposed below.
3. For completeness, appended to this report (Appendix 2) is a revised Bishops Waltham chapter which includes all changes either as recommended below or those previously agreed through CAB2676(LP).

#### **Scale of Development / Housing Requirement**

4. The housing requirement for Bishops Waltham is established in Local Plan Part 1 Policy MTRA2, which specifies 'provision for about 500 new homes'. Whilst there are no objections in principle to this quantum of housing, there are representations which refer to an over reliance on SHLAA sites coming forward and the need to plan for more than 500 dwellings, with requests for a number of the individual site allocations to be increased.
5. An allowance in the housing requirement table (para 4.2.5) includes those SHLAA sites where land owners have confirmed that the site is available for development. At present this suggests about 55 dwellings could come forward from this source during the plan period. The SHLAA is updated regularly and in any event, sites within the settlement boundary could be considered for residential use in accordance with Policy MTRA2 and DM1.
6. The quantum of development on each site has been derived following an assessment process, which took into consideration site constraints and feedback from community events. The public consultation supported limiting sites to around

100 dwellings per development and wanted development to be close to the town centre. Site capacities are discussed in more detail in the sections below.

7. Some representations challenge the supporting text in the Bishops Waltham chapter, particularly that at 4.2.12 which refers to the Bishops Waltham Steering Group being satisfied that the development strategy had the broad support of Bishops Waltham residents. The allocation of sites for development is a delicate subject and will inevitably have a greater impact on some than others. The point made at 4.2.12 is that there was broad support for both the sites and scale of development proposed.
8. This paragraph reflects the more detailed assessment set out in the [Housing Site Assessment Methodology](#) which forms part of the evidence base for LPP2. Also included in the evidence base is the [Regulation 18 Consultation Statement](#) which sets out in detail all the consultation both informal and formal undertaken during the preparation of LPP2.
9. Development potential in Bishops Waltham is constrained due to the South Downs National Park and other designated areas. The National Park boundary not only coincides with the northern extent of built development, but wraps around the eastern and western edges of the settlement limiting the area of search for appropriate development sites.
10. The Net Housing Requirement table at paragraph 4.2.5 has been updated to reflect any planning permissions or new SHLAA sites coming forward, which will contribute to the requirement to plan for about 500 dwellings in Bishops Waltham. However, any increase in the net requirement is not so significant as to require a corresponding reduction in any of the sites allocated, this will serve to provide some flexibility and ensure a five year land supply is maintained.
11. A number of representations refer to the Abbey Mill site in the centre of Bishops Waltham which has planning permission for a Sainsbury's food store, which either suggest using the site for housing or express concern at the traffic implications of the food store. Since completion of consultation on draft LPP2 Sainsbury's have confirmed (on 10 June 2015), that they will no longer be implementing the planning permission. Some of the representations raise the question of whether the development of this site for housing could replace one or more of the proposed housing allocations in the draft Local Plan.
12. The Abbey Mill site previously had consent for a mixed use development including some 70 dwellings. Although Sainsbury's sought to renew this consent, this has not been issued and it has, therefore, effectively lapsed. The consequences of this and the announcement that the food store will not be developed are that the planning situation on the site is now uncertain. Current

planning policies would favour the retention of employment uses, or at least a mixed-use scheme, so it cannot be assumed that it will be developed for housing purposes. Its location in relation to the designated town centre of Bishops Waltham suggests that it may be more suited to a use that attracts large numbers of people in accordance with planning policy.

13. Therefore, this site could not currently be relied on as a deliverable source of the housing needed in Bishops Waltham and it would not be appropriate to delete or reduce the scale of any of the existing Bishops Waltham site allocations on the basis that housing will be delivered at Abbey Mill.

### **Bishop's Waltham Net Housing Requirement**

Category	No. of dwellings
<b>a. Requirement (2011 - 2031)*</b>	<b>500</b>
b. Net Completions 1.4.2011 to 31.3.2013 <del>5</del>	<del>46</del> <u>49</u>
c. Outstanding permissions at 31.3.2013 <del>5</del>	<del>37</del> <u>55</u>
d. Significant permissions since 1.4.2013	14
e. SHLAA sites within settlement boundary	<del>55</del> <u>24</u>
f. Windfall allowance	0
<b>g. Total supply (b+c+d+e+f)</b>	<b><del>122</del><u>128</u></b>
<b>Remainder to be allocated (a – g)</b>	<b><del>378</del><u>372</u></b>

\* Policy MTRA2 of LPP1.

### **General Issues raised through representations**

14. Most representations raise detailed matters in relation to the site allocations, however, there are a few more general comments covering :- adequacy of services and facilities to support the planned housing growth, including education; lack of proper transport assessment to determine impact of the proposed developments in and around Bishops Waltham and the lack of reference to provision for accommodation for the active elderly. Bishops Waltham was identified in LPP1 as being a settlement capable of accommodating this scale of growth (about 500 new dwellings) due to its existing size and range of services. Whilst there may be local incidences of specific services not being available, overall Bishops Waltham has an extensive service base. Policies BW1-BW4 specifically refer to contributions towards the expansion of Bishops Waltham Infants and Junior Schools. The reference to 'other' infrastructure provides flexibility to ensure that the infrastructure necessary for the delivery of

the scheme is forthcoming, this in conjunction with CIL could cover contributions towards the expansion of Swanmore College or the provision of a new doctors surgery, as suggested by some representations.

15. There is a specific representation that requests consideration is given to the provision of a pedestrian/cycle route from Bishops Waltham to Upham to link the two communities. Para 4.2.17 refers to the collection of CIL which all developments are required to contribute to, recognising that the payment of CIL is intended to fund the wider impacts of development. Consequently, this suggestion could be considered for funding from CIL if justified, but it would not be a legitimate requirement of new development.
16. Similarly, the preparation of LPP1 required the preparation of transport assessments to determine traffic impacts. Notwithstanding this, there are concerns in several settlements about the cumulative traffic impact of development planned along, or close to, the B2177/B3354 corridor, running from Wickham to Twyford. While the development requirements for the settlements within Winchester District are fixed in Local Plans, the City Council commissioned further work to examine the expected performance of the B2177/B3354 corridor in 2031, allowing for planned land allocations and background growth. The report concluded that the B2177/B3354 corridor generally has sufficient capacity to accommodate forecast growth up to 2031 and where there are identified capacity issues these result from cumulative rather than site specific impacts. However, it will be necessary at the planning application stage for the site allocations to determine their impact on certain junctions and to determine the need for contributions towards improvements.
17. A number of representations raise site specific transport matters in particular the need for junction improvements with Winchester Road. Policies BW1 –BW5 all include access requirements to enable the development to be implemented, the precise details of these will be determined at the planning application stage, but where known these are generally referred to in the policy. A representation specifically refers to the Botley bypass and that this should be referred to as the Winters Hill – Durley- Hedge End route is too narrow to accommodate additional traffic.
18. The safeguarded route for Botley bypass was a saved policy in the Local Plan Review 2006 (policy T12). The LPP1 clarified that the status of saved policy T12 would be reviewed in the LPP2, taking into account any plans by the Highway Authority relating to the timing and implementation of the bypass, including the need for developer contributions. Hampshire County Council, as Highway Authority, has subsequently confirmed that, in order to meet the planned level of housing growth in Eastleigh Borough, strategic transport infrastructure improvements will be necessary to help mitigate the impact of traffic. Although

the Highway Authority had previously considered the transport case and deliverability of the bypass questionable, it has now advised the City Council that a number of factors have changed since then, and has requested that the route for the Botley Bypass should be safeguarded within both the Eastleigh and Winchester Local Plans. A new policy SHUA5 is proposed which safeguards the route of the proposed bypass within the Winchester District. The land in question is currently outside of the built-up area so is designated as 'countryside' and is expected to remain so until the funding and phasing of the bypass has been confirmed.

19. Natural England is concerned about the potential urbanising effect of the various sites proposed for development in Bishops Waltham on the wider countryside and surrounding rights of way network. Para 4.2.18 of the draft plan acknowledges that the site allocations require the provision of substantial areas of landscaping, with potential for wildlife corridors. In addition, all policies refer to the need to provide new/improved pedestrian/cycle access to link with existing rights of way and areas of open space and the town centre. It is the intention that such provision will not result in a net degradation of the public right of way and informal recreation network, indeed such extensive provision will improve access to the wider countryside for the overall benefit of the existing and new residents to improve their health and wellbeing. To clarify this point additional text is proposed to be added after para 4.2.18 to ensure that the countryside footpaths and rural lanes around Bishops Waltham do not become urbanised, and will be better integrated within an enhanced green infrastructure network. .
20. Historic England has made specific comment in relation to the conservation and enhancement of the Park Lug, which is an earthwork feature consisting of a ditch and bank with mature trees of high amenity value. Park Lug is mentioned in a number of the Bishops Waltham allocation policies and although it is not designated, its presence is a characteristic feature in this part of Bishops Waltham and provides historic links with Bishops Waltham Palace and Deer Park. Given this, it is considered that this feature should be specifically referred to in the supporting text to explain what it is, why its retention is necessary and how this is proposed to be achieved as part of the proposed allocations. This is not only to recognise and protect its existence, but to utilise the feature to create links with other sites and the wider countryside and to enhance the green infrastructure network. It is therefore, recommended that additional text be inserted after para 4.2.18 to refer to the importance of the Park Lug and its retention.
21. The South Downs National Park Authority has commented on all proposed allocations (Policies BW1-BW5). To the effect that it supports the allocations as they lie to the south of Bishops Waltham and are furthest from the National Park

and therefore less likely to have a detrimental effect on the special qualities of the Park.

22. The Bishops Waltham data set published in August 2013 recognised the need for sheltered housing near the town centre. Consent has since been granted for a scheme of 32 later living apartments for older persons and 3 age restricted cottages (over 55 years) at Coppice Hill and this is now being implemented. Policy CP2 of LPP1 provides guidance on housing provision and mix and refers to specialist forms of accommodation such as extra care housing for older persons. Therefore, it is considered that there is sufficient reference to provision of specialist accommodation, if there was a proven local demand for this form of accommodation Policy CP4 allows for exception sites to be brought forward.
23. There is a requirement to ensure that sites allocated in local plans are viable and consequently deliverable. The Council subsequently commissioned viability appraisals where necessary and these are referred to in the following sections and set out in full at Appendix 1.
24. It is recommended that the Bishops Waltham chapter in draft LPP2 be edited and updated to reflect any changes as recommended by this report and those previously presented to Local Plan Committee CAB2679(LP) and CAB 2676(LP). A revised Bishops Waltham section is set out in full at Appendix 2.

### **Site Selection/Omission Sites**

25. The Bishops Waltham Development Plan Steering Group (DPSG) was established by the Parish Council to work with the City Council on Local Plan Part 2 or a Neighbourhood Plan. It undertook extensive community consultation through a number of 'Design Bishop's Waltham' events, during 2013/14, to inform the preparation of LPP2. DPSG established a 'vision statement' which reads "*all new developments to be situated as close as possible to the town centre or existing development s in order to maintain the social ambience and vitality of Bishop's Waltham, a medieval market town within natural boundaries surrounded by farmed lands*". This vision has been instrumental in determining both the scale and the most appropriate locations for the proposed development sites.
26. Given the constraints applying and the thorough and inclusive nature of early community engagement in Bishops Waltham there are no alternative sites being promoted for large scale development. A representation has however, been received which requests that the Jefferies Yard site and other properties on Wintershill Road, are included within the settlement boundary of Bishops Waltham. This representation also states that Jefferies Yard is no longer required for employment purposes and small scale housing would be more appropriate in this location on the edge of the settlement.

27. Jefferies Yard is located along Wintershill Road and was originally considered as a potential gypsy and traveller site, the land owner subsequently confirmed that the site would not be available for this use and the site was subsequently not included in the draft LPP2.
28. Settlement boundaries around the larger settlements have been reviewed as part of LPP2 preparation and a number of principles were applied to ensure a consistent approach across the District. Principle 3 refers to specific exclusions such as :-
- “ (c) Loose-knit buildings on the edge of settlements, which may relate closely to the economic or social function of the settlement e.g. employment development, shops, schools, churches, community halls.*
- (d) Outlying or isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement).*
- (e) Large gardens and other open areas which visually relate to the open countryside rather than the settlement.*
- (f) Large gardens or other areas e.g. adjacent paddocks and orchards whose inclusion or possible development would harm the structure, form and character of the settlement”*
29. This part of Bishops Waltham is characterised by a loose knit collection of individual properties on large plots, which do not fall within the main settlement of Bishops Waltham. These front onto Winters Hill and do not appear to be part of or well related to Bishops Waltham. It is therefore appropriate for them to remain outside the settlement boundary and designated as countryside to ensure that the more open rural nature of this location is maintained. Given, the amount of housing proposed under Policies BW1-4, which will fully meet the housing requirements in more sustainable locations than this site, there is not a requirement to extend the settlement boundary or allocate further land for residential development at this time.
30. A representation suggests that the Plan does not include sufficient provision for employment uses with good access onto a ‘B’ road as this is necessary to ensure that local workspace opportunities exists to reduce congestion on local roads. Para 4.2.14 refers to the need to provide an additional 200-250 jobs. It is intended that this will be achieved through the implementation of Policy BW5 which allocates land at Tollgate Sawmill for employment uses, this together with the retention of existing employment sites will provide a variety of local job opportunities.
31. Although no other ‘omission’ sites are promoted, representations have been received that object to the allocations on the basis that some do not maximise their development potential and could be allocated for much larger schemes, or that the sites put forward did not receive full community support. Promoters of

site BW3 suggest that the site could accommodate 120-150 dwellings, similarly the promoters of BW4 consider that the site can provide up to 200 dwellings.

32. One of the factors in determining which sites to allocate, was the findings of the Landscape Sensitivity Appraisal. Sites to the south, south-east and west of Bishops Waltham fall within the Durley Claylands Landscape Character Area. This is characterised by low-lying, gently undulating landscape with long views from open elevated ground across farmland and shorter views enclosed by woodland on lower lying ground, with a strong hedgerow network. Generally, land further away from the existing settlement edge is more sensitive in landscape terms being classed as 'most sensitive', with land adjacent to the urban edge being 'least' or 'moderately' sensitive. This influenced the identification of the extent of built development with the larger sites falling within the 'least' and 'moderately' sensitive categories. The differentiation between 'least' and 'moderately' sensitive has informed the determination as to how much of these larger sites should be allocated for development, with a proposed settlement boundary coinciding with the general demarcation of 'least' and 'moderate' sensitivities the need to avoid development extending into more open countryside and the open space requirements of the proposed allocations falling on the more sensitive land.
33. The site selection and consultation details are set out in the Housing Site Assessment Methodology and the key criteria for site selection are set out in Section 2 of draft LPP2.
34. All sites have been through robust site assessments and a Sustainability Appraisal which acknowledged that allocations to the south of Bishops Waltham positively progress the majority of the SA objectives compared to the other allocations assessed due to known constraints such as the South Downs National Park.
35. The Sustainability Appraisal acknowledges that the allocations are likely to lead to minor positive effects on the SA objectives of Built Environment and Health given that most are located within 800 m of the town centre which provides a good range of existing services and facilities and the opportunity to improve these and provide good quality housing to meet local needs. Minor negative effects have generally been found for each site with regard to the SA objectives of: Transport, Employment, Pollution, and Infrastructure – particularly shortfalls in open space.: <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-draft-plan/>
36. The minor negative impacts detected by the SA also reflect many of the common issues that have arisen during the consultation, including proposed schemes that impact on features of historic significance and local landscape character such as



the Bishops Palace, Park Lug and Palace Deer Park; cumulative traffic impacts along B2177 and junctions onto Winchester Road; impacts on landscape sensitivity of the sites and links with the surrounding countryside and the need for additional open space in Bishops Waltham. Responses to these issues are covered below.

37. Planning Practice Guidance requires Local Plans to ensure that sites are viable and will deliver during the Plan period. The City Council therefore commissioned viability assessments on a number of sites to inform policy development. With regard to allocations in Bishops Waltham, appraisals were undertaken on sites BW1, BW3 and BW5, the results of these are referred to in the relevant section below.
38. Detailed comments have been received on some of the sites from Historic England, Natural England and Southern Water. These comments are addressed under the relevant allocation policy and discussed in detail below.

### **Policy BW1 – Coppice Hill Housing Allocation**

39. This site was allocated as it performs very well against the site assessment criteria and was well supported through the public consultation process. It is close to the town centre, well contained both physically and visually with tree belts within and around the site. It has direct access onto B2177. Although it lies within the Bishop's Waltham/Waltham Chase Gap, it is considered that development would not undermine the overall purpose of the Gap, nor extend beyond the existing developed area to the north.
40. There are few comments on draft Policy BW1, and representations both support and object to the allocation. Supporters of the policy welcome selection of the site and believe it has various merits. Those objecting include Natural England and Historic England making detailed comments in relation to BW1, with other representations suggesting that the capacity of site BW1 should be reduced for various reasons. The matters raised in objections are discussed below according to the headings within the Local Plan policy.

#### Access

41. With regard to cumulative traffic impact on B2177, this matter is discussed at para 16 above, as it was raised by a number of representations in relation to some/all of the proposed allocation sites in Bishops Waltham.
42. A further representation queries the consistency between Policy BW1 and the other BW policies in terms of details of policy wording in relation to access to the

site. BW1 refers to 'taking into consideration', whereas the other policies actually specify access improvements required. Access to BW1 is directly off Coppice Hill, the precise design and location will however need to reflect other access points along Coppice Hill such as that at Shore Lane. Given that the precise location of the access to BW1 is not specified at this stage, and the need to take account of level changes to retain and support as much tree cover as possible fronting Coppice Hill, it is appropriate for the policy to refer to 'taking into consideration' rather than being more specific at this stage.

43. Promoters of the site query the reference in policy to the provision of a footpath/cycle link across the B2177 to link with the Crown Roundabout. At present there are two routes on the northern side of Coppice Hill which lead to the Crown Roundabout. One lies adjacent to the road, whereas the other runs along the top of the bank. It is therefore considered that there is more capacity along this stretch of highway to make provision for safe pedestrian/cycle links from the site to the town centre, which should be reflected in the policy requirements and that this is necessary to make the development acceptable in planning terms.

#### Landscape and Green Infrastructure and Open Space

44. Historic England requests amendments to Policy BW1 to include an additional bullet to refer to 'Heritage' to include "...avoid unacceptable impacts on the historic significance of the Bishops Palace, Park Lug and Palace deer park". Whilst Policy DM29 covers alterations to heritage assets, the importance of the integrity of Park Lug and the Deer Park to the setting of Bishops Waltham, warrants specific reference in policy to ensure that the design and layout of the site takes into account any impacts and provides the necessary mitigation measures. This issue is also raised in the SA appraisal and reference in policy would provide certainty as to impacts on both heritage and local landscape character.
45. Therefore, it is recommended that a new bullet is added to BW1 to ensure the Park Lug is not harmed and that appropriate assessment and recording takes place. .
46. Policy BW1 specifically refers to "*reinforcing existing boundaries ...particularly along Park Lug*", and also "*link the public right of way along the Park Lug with the new and existing development.*" Given the nature of this feature, it is also considered necessary to ensure that sufficient space is available to support the substantial tree belts both within the Park Lug and around the site, it is suggested that under Landscape the first bullet is amended to refer to retaining and protecting the existing tree belts and that reference is made to retaining space to support the tree belts.

47. Natural England make specific comments in relation to BW1 and its relationship with the Moors SSSI, which lies to the south east of BW on the opposite side of Coppice Hill from BW1. NE request that the policy should refer to groundwater infiltration and that no surface drainage pathways should lead to the SSSI, to be consistent with NPPF para 118, as there may be hydrological impacts on the SSSI from the proposed development.

Policy CP16 of LPP1, relates to the protection of sites of nature conservation importance and requires new development to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated. As The Moors SSSI does not form part of the development site, it is suggested that the supporting text in para 4.2.22 be amended to include reference to this matter to raise awareness of potential conflict. Natural England are also concerned that development of this site is liable to degrade the quality of the public right of way network in the area due to its urbanising influences. This site and the others allocated for development in Bishops Waltham all require connections with the existing rights of way network, to strengthen the local green infrastructure network to provide more and extended opportunities for accessing the countryside. Therefore, it is not considered that this will create an urbanising effect.

48. With regard to the location of the site within the Settlement Gap, the prime purpose of the designated Gap between Bishops Waltham and Waltham Chase is to prevent the coalescence of these settlements. With the South Downs National Park boundary coinciding with the extent of the built up area around the north and east of Bishops Waltham, the area of search for potential development sites was restricted to those to the south of the settlement. The SA of potential sites flagged up that sites on this edge of Bishops Waltham are sensitive as they lie within a defined Gap, whilst acknowledging that such sites could incorporate new planting to strengthen green infrastructure and blend/soften any new development to reduce any visual impact. On the other hand, the site is amongst the closest to the town centre, has good access and is well-contained.

49. Therefore, on balance it is not considered that the integrity of the Gap is harmed by the allocation of BW1 for development. The allocation and compliance with the requirements of the policy to retain and reinforce existing boundaries will create a strong well-defined edge to this end of Bishops Waltham, without causing visual intrusion or extending the built up area any further than development on the other side of Coppice Hill. However, to ensure that suitable boundary treatment is provided it is suggested that the policy is amended to clarify the requirements for boundary treatment.

50. Detailed matters relating to Park Lug are covered above. Other constraints both on and adjacent to the site have informed the formulation of Policy BW1. The Council's landscape officer has advised that it is important to retain and strengthen the natural boundaries around this site, which should include the retention of important trees and existing levels where associated with retained features such as trees of amenity value; this also supports the requirements to protect the Park Lug. Minor changes to the wording of policy BW1 are recommended, in addition to those mentioned above, to achieve this and ensure a consistent approach with other comparable site allocations. The policy under 'landscape' however, only refers to the need to reinforce existing boundaries, to strengthen this element it is suggested that the phrase "*Retain and ...*" is added before "*reinforce existing boundaries ...*". Under 'green infrastructure' there is a requirement to "*retain the substantial tree belts within and around the site*". This to some degree duplicates the matter set out under 'landscape'. Given the synergy between landscape and green infrastructure it is not necessary to repeat the requirement, it is therefore suggested that this point is deleted from green infrastructure, but to ensure the point made under 'landscape' is comprehensive it is suggested that 'within' is added where reference is made to existing boundaries.
51. Further, representations comment that the capacity of this site might be reduced given its location within the Settlement Gap and the landform on site which could require extensive engineering works to rectify. The issue of the site being within the Settlement Gap is covered above and the policy has been devised to ensure that impact on the character of this part of Bishops Waltham is minimised with the retention of tree belts and boundary treatment given the sensitive location of the site. Developers promoting the site have not raised issues of viability or that the requirements of the policy will impact on the delivery of the site. Indeed the high level viability appraisal undertaken for the site confirms (Appendix 1), that there will be a positive uplift from the existing land use which represents an incentive for the site to be brought forward in accordance with emerging policy.
52. In conclusion, Policy BW1 should be retained and amended in accordance with the recommendations set out above that address matters raised through the consultation. There is no overriding evidence to suggest that this site cannot be delivered and the policy requirements achieved. Revised Policy BW1 is included within the revised Bishops Waltham part of LPP2 at Appendix 2.

## **Policy BW2 – Martin Street Housing Allocation**

53. This site performs very well against the assessment criteria and was well supported through the public consultation. Its location close to the town centre

makes the site highly suitable for housing. All representations on this site are objections with a significant number raising transport and access issues, with objections from Natural England, Historic England and Southern Water on detailed matters, and other representations relating to landscape impact and the effect on Priory Park.

54. A representation refers to both BW1 and BW2 and suggests that given these sites proximity to the town centre, a combined masterplan should be prepared to cover both sites and the list of facilities referred to at para 4.2.16, and to include a high proportion of properties for both active and frail elderly. The provision of specialist forms of housing is covered in LPP1 policy CP2 which requires provision for a range of dwellings types, tenures and sizes and refers to specialist forms of housing such as extra care to be provided where appropriate taking into account local housing needs. It is therefore considered that this point is dealt with under Policy CP2 and Policy MTRA2 which covers the provision of other uses that may be required in Bishops Waltham. The Council has also commissioned further work on this matter which has concluded that across the district there is no specific demand for extra provision of elderly persons accommodation.
55. Historic England has made similar comments to BW2 as it did on BW1 in relation to Park Lug. It also refers to the need to include in the policy reference to the need for an archaeological assessment to define the extent and significance of any archaeological remains on the site. Further investigation has revealed that the Park Lug does not lie in close proximity to site BW2, whilst the whole site does fall within the area covered by the Deer Park. It is therefore, not considered necessary to include specific reference in Policy BW2 to the Park Lug.
56. The promoters of the site, whilst supporting the principle of the allocation for about 60 dwellings, have objected to specific elements of the policy namely the requirement to provide a Multi Use Games Area, car park and coach space and the need to provide contributions towards the costs of expanding schools. Responses to these comments are made under the relevant section below.

#### Access

57. A number of representations refer to the access to the site being severely constrained, with access via Martin Street unsuitable or restricted visibility, due to resident parking and issues relating to pedestrian safety and road capacity. There is also concern that part of Priory Park will be required to gain access to the site and that a restrictive covenant exists to prevent this. Other representations refer to poor links to existing facilities and services, and that there is no justification for the policy to require this site to provide a small car park and coach space.
58. The Bishops Waltham Transport Assessment concludes that the accessibility of this site to local services and facilities is 'adequate'. This is the same as the other sites along the southern edge of Bishops Waltham, apart from those at Coppice

Hill which are 'good'. The Assessment suggests that if this site were considered in a comprehensive manner with adjacent sites a coherent package of highway works could be proposed and brought forward through the developments to mitigate negative traffic impacts. The presence of Priory Park prevents the site from being developed comprehensively with others along the southern edge of Bishops Waltham. An assessment of the cumulative impact of sites along the B2177/B3354 was commissioned and para 16 provides a summary of the key findings.

59. With regard to the provision of a small car park and coach space this has evolved from discussions between the Parish Council, users of Priory Park and the adjacent Church. At times of key events at either Priory Park or the Church, this end of Martin Street is heavily congested with little turning space and ability to 'drop off'. The Local Plan sought to address this within Policy BW2 by requiring the provision of a small car park and coach space.
60. Martin Street is in private ownership, although declared 'prospectively maintainable' by Hampshire County Council as Highway Authority. Access to BW2 involves third party land at the top of Martin Street and the developers promoting the site have confirmed that access can be achieved. Considering the need for access improvements both along Martin Street and for access to the site, the policy as drafted seeks to maximise an opportunity to resolve a local issue, through the provision of a coach space and small car park to serve both the adjoining Priory Park and local Church. The Parish Council has since confirmed that whilst a coach space would be desirable, this requirement does not meet the recognised tests of planning policy requirements to 'make the development acceptable in planning terms'. It is therefore, suggested that this reference is deleted.
61. In terms of wider traffic impacts, the cumulative impact of this and other developments on Winchester Road, has been assessed and concluded that the B2177/B3354 corridor generally has sufficient capacity to accommodate forecast growth up to 2031.
62. A pedestrian/cycle link is also referred to in policies BW3, BW4 and BW5, with the aim to create a link between the proposed new developments and open spaces along the southern edge of Bishops Waltham. One respondent comments that there is only mention of a complete link in one of these policies and that this should be rectified in the explanatory text. It is agreed that, for consistency and to ensure delivery of this valuable link, Policy BW2 should be amended accordingly.

### Landscape

63. Representations refer to the landscape sensitivity of the site, suggesting it has been underestimated and will impede the number of houses to be delivered. This site has been assessed for its landscape sensitivity which is determined as a 'moderately sensitive' location. The [Landscape Sensitivity Appraisal](#) concludes that there are few constraints in terms of biodiversity and heritage and limited views of the site from the public realm. These matters have informed the development of Policy BW2 and it is concluded that the allocation is acceptable in landscape terms and that the housing capacity of the site has been appropriately assessed.
64. A representation states that the Policy should refer to 'provide and strengthen landscaping on the southern, eastern and *northern* boundaries'. The policy already refers to the provision of landscaping on the southern and eastern boundaries with reference under 'access' to the need to provide a new/improved pedestrian and cycle access from the site to both the Station roundabout and Priory Park. While existing properties in Martin Street fronting the site may benefit from a landscaped buffer along the site's northern boundary, it would not be justified to seek such a buffer between existing and proposed development. However, in practice the location of the proposed access and the requirement to incorporate a pedestrian and cycle route to link with Priory Park, will provide separation between the existing and proposed housing.

#### Green Infrastructure and Open Space

65. Para 4.2.18 acknowledges that some of the sites allocated for development in Bishops Waltham, fall within the area covered by the Solent Recreation Mitigation Strategy (ISRMS), which is currently an interim strategy. A contribution towards the mitigation in the project will be sought for every net additional dwelling that falls within the defined area of the Strategy in line with the approach set out in the Strategy and Chapter 7 of the Plan. The southern extent of the BW2 allocation falls within the defined area of the Interim Strategy, as does the southern extent of BW3. Policies BW2, BW3 and paragraph 4.2.18 also reflect the need to provide substantial areas of landscaping along the southern edge of the town to create a wildlife corridor, which will in turn help to support habitats and mitigate recreational impacts from the developments.
66. The amount of housing on either site which falls within the ISRMS area (if any) will not be known until detailed applications are determined. Following discussions with Natural England it is suggested that Policies BW2, BW3 and paragraph 4.2.18 are amended to require the provision of a green corridor to the south of the sites and highlight the fact that the sites are subject to the ISRMS.
67. Natural England advise that the part of the former Bishops Waltham branch line which lies along the eastern edge of the site is a designated Local Nature

Reserve and should be shown on the Policies Map and be protected under Policy DM5. Other representations comment that development of the site would have a negative impact on the adjacent Local Nature Reserve.

68. CAB2676(LP) reported on 30 March 2015, acknowledged that the adjacent corridor was designated as a Local Nature Reserve in 2009 and agreed that the Policies Map should be amended so that the area is covered by Policy DM5. Policy BW2 includes references to provide and strengthen landscaping on the eastern site boundary, adjoining the Local Nature Reserve. The Botley to Bishop's Waltham Bridleway Project coincides with the disused railway in this location which is in active use as a permissive footpath, as part of Hampshire County Council Countryside Access Plan 2005 – 2025. The project aims to utilise the existing permissive footpath along the disused railway track as part of the strategically important route, which aims to 'provide, maintain, promote good quality routes that link town and countryside'. The City Council's Cycling Strategy action plan also identifies this link as an important element of increasing access to the countryside by all modes for all users. So whilst landscaping along the eastern boundary of the site needs to be reinforced to protect the overall integrity of the Local Nature Reserve, it would also be beneficial to provide access points onto the permissive route to create valuable links onto this importance piece of the green infrastructure network. It is therefore suggested that a new bullet point is added to Policy BW2 requiring such a link.
69. The policy requires the provision of a MUGA together with informal open space on the site. Promoters of the site have challenged the need for the MUGA. The Council's open space officer has re-examined this matter and has since concluded that, given the scale of development and proximity to facilities on Priory Park provision of a MUGA on-site could not be justified. However, a site of this size should include children's play space and given the landscape sensitivities of the site sufficient informal open space and accessible natural green spaces should also be provided. Policy BW2 should be amended accordingly to reflect these changes.
70. Representations also suggest that development of this site would result in the loss of part of Priory Park and request that a large green corridor should be provided between the existing residential properties and the development. At present there is no indication that any part of Priory Park will be required to gain access to the site, third party land is required but does not involve Priory Park. The issue of the northern boundary of the site is covered above, where it is concluded that the provision of site access and a cycle/pedestrian route, will provide adequate separation between the new and existing properties.

### Infrastructure



71. Southern Water comment that there is an underground sewer that needs to be taken into account when designing the layout, and request that the policy is amended to include reference to the provision of an easement to allow for future access for maintenance and upsizing purposes. Following discussions with Southern Water, they have confirmed that it is not necessary to include this reference in the policy as they acknowledge that this matter will be taken into account at the detailed design stage, although it would be beneficial for this to be covered in the supporting text to raise awareness of this potential constraint.
72. Further representations refer to the presence of two springs on the site, which cause local flooding and there is concern that surface water runoff from the road will flood local houses. Others also mention that the requirements for surface water attenuation and an on-site foul pumping station will take up valuable space on the site. The Council's drainage engineer, has advised that in accordance with Policy CP17 of LPP1, a sustainable drainage system (SuDS) will be required on the site and this will need to incorporate mechanisms for surface water run-off, which will be covered at the planning application stage.
73. The policy includes under 'infrastructure' a requirement to contribute to the expansion of local schools. Developers promoting the site have suggested that this matter is covered by other policies and should not be referred to in the policy. HCC education team has advised that Bishops Waltham junior and infant school will need to expand by 1 form of entry (30/yr group) to allow for 210 additional students as the result of the proposed developments in Bishops Waltham. These contributions are to be sought via S106 agreements rather than CIL and it is therefore appropriate for this to be itemised under infrastructure, in Policy BW2 and other relevant BW allocation policies.
74. In summary, it is recommended that policy BW2 should be amended to clarify the requirements for pedestrian and cycle links across the site, open space provision and green infrastructure, as detailed in in the revised Bishops Waltham chapter at Appendix 2.

### **Policy BW3 – The Vineyard/Tangier Lane Housing Allocation**

75. This site performs well against the assessment criteria and is located closer to the centre of Bishop's Waltham than some alternative sites. Consultation prior to the publication of the draft Local Plan showed concern about the proposed access points via The Avenue and Albany Road and while the potential to use Tangier Lane was considered, it was not thought to be possible to improve it to an adequate standard at the time of the draft Plan.
76. Developers promoting the site comment that the whole of SHLAA site 356 can deliver 200 homes with supporting open space etc, as the site performs better

against sustainability criteria than is suggested by the assessment. Para 4.2.25 acknowledges that the site performs well against assessment criteria and is located closer to the centre of Bishops Waltham than some alternative sites.

77. However the potential impact of new access points on existing residents is recognised and the capacity of the site in draft Policy BW3 (120 dwellings) therefore reflects the various constraints of the site and the community's desire for smaller developments as mentioned above. Also by limiting the amount of development to those parts of the site adjacent to the existing urban edge, the allocation reflects the findings of the landscape appraisal which categorises these areas as 'least' or 'moderately' sensitive compared to 'highly' sensitive for land further away.
78. The other representations relating to this policy raise objections on various issues, particularly access and transport, but also the scale and impact of the development, infrastructure and specific objections from Natural England, Historic England and Southern Water on detailed matters. These issues are addressed in relation to the relevant headings of the policy below.
79. A specific comment suggests that the policy should include a section on nature and phasing of development, like BW4.
80. Given the size of this allocation, its distribution over two sites and for the need for the future of the SINC to be determined and a suitable management regime agreed, it is considered appropriate that this policy should have a section on the nature and phasing of development. This would also ensure consistency with the other larger site allocations in LPP2.
81. It is, therefore, recommended that a new sub-section be added to Policy BW3 headed Nature and Phasing of Development and this requires a masterplan to establish the disposition of housing, open space, landscape framework, vehicular/pedestrian/cycle access and management of the SINC etc, in conjunction with a future planning application.

### Access

82. The results of community consultation show particular concern about the proposed access points to the site via The Avenue and Albany Road, due to existing congestion, with broad support for using Tangier Lane on the basis that this does not have houses directly fronting it. At the time of the draft Plan it was thought that the option of accessing the site via Tangier Lane was not feasible because of the width of its southern section and the limitations to improving this. Since the close of the consultation, however, further investigation has taken place of this option and this has confirmed that Tangier Lane offers a possible means of

additional access to the site. A comment also refers to a restrictive covenant on Priory Park that requires the land to be used only for recreation and open space purposes. The Council is currently investigating this matter. In any event by amending the policy as proposed below provides some flexibility in relation to access.

83. Therefore, to provide some flexibility to the policy it is suggested that the first bullet under access is amended to refer to all three potential access points to the development .
84. Comments also refer to the impact of this and other developments with the junction with Winchester Road. The recent transport study commissioned did not examine junctions in detail but sought to take an overview of the cumulative impact of planned growth along the B2177/B3354 corridor. The study focused on a number of key junctions along this route and in relation to Bishops Waltham included Winchester Road/Winters Hill; Winchester Road/Old Station Road roundabout and Winchester Road /Botley Road roundabout. Traffic performance statistics revealed that these junctions have capacity to accommodate planned and background growth to 2031.

#### Landscape

85. Natural England is concerned that the development of this site could potentially degrade the value of the public right of way network in this locality and request that the Plan should require 'no net degradation to the public right of way network and informal recreation network either through on-site landscaping and access measures, or if this is not possible through off-site measures'. As previously mentioned, the site performs well against the selection criteria and policy BW3 requires a new/improved footpath and cycleway along the northern edge of the site.
86. Policy BW3 also requires the provision of a substantial landscape framework to create a new settlement edge, so it is envisaged that development of the site will generate opportunities to link with and improve the existing rights of way network, rather than degrade them.
87. The southern extent of this site lies within the area requiring contributions to the Interim Solent Disturbance and Mitigation Project. The Parish Council also comment that the present oak tree boundaries along the northern edge of the site will provide insufficient screening and that the development of this site and BW4 present an opportunity to create wildlife corridors.
88. Whilst Policy BW3 specifically refers to the need to provide substantial landscaping and for the adjacent SINC to be improved/managed as natural green

space, to ensure consistency with BW2 it is suggested that reference to retaining existing treed boundaries and creating a green corridor along the southern boundary of the sites is added to BW3.

### Green Infrastructure & Open Space

89. Natural England raise concern over the future of the SINC and whether it will be possible to provide a net gain in biodiversity if this becomes public open space, and request the following is added to the policy “ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through on-site and, if necessary, off-site measures”. Discussions have taken place with Natural England who have since advised that optimum management of the SINC would be by grazing either sheep or cattle. They, however, also acknowledge that, given the size of the SINC, together with its separation from open countryside, such a management regime may be difficult to achieve and suggest that compensatory opportunities are explored. This will allow the site to be appropriately managed given its location, public access and separation from open countryside, acknowledging that this may lead to an overall detriment to the site which would need to be compensated through alternative biodiversity measures near-by.

### Infrastructure

90. Southern Water comment that whilst there is sufficient capacity to accommodate the proposed development, there is foul and surface water drainage infrastructure crossing the site that will need to be taken into account at the design stage. They request that the policy is amended to refer to the provision of an easement to access the existing infrastructure for maintenance and upsizing purposes. Following discussions with Southern Water, they have confirmed that it is not necessary to include this reference in the policy as they acknowledge that this matter will be addressed at the detailed design stage, although it would be beneficial for reference to this matter in the supporting text.
91. Other comments refer to the impact of this development on local services. However, Bishops Waltham is identified in LPP1 as a sustainable location for growth, given the level and range of its services and facilities and that it acts as a service centre for a wider rural population.
92. In summary, it is recommended that policy BW3 should be amended to add a new section on Nature and Phasing of Development, refer to all three potential access points and secure the retention of the SINC and ensure that there is a net gain in biodiversity through either on-site or off-site provision, plus the need to refer to treed boundaries as detailed in the revised Bishops Waltham chapter at Appendix 2. The viability appraisal (Appendix 1) confirms that this site will

generate a positive uplift from existing use value to provide an incentive to the site being brought forward for development.

#### **Policy BW4 - Albany Farm Housing Allocation**

93. This site performs well against the assessment criteria, although it is the furthest of the proposed housing sites from the town centre, and is also capable of provided substantial open space areas. It was well supported through the initial public consultation stages. Only a small number of comments on the draft Plan support the policy, with a number of representations raising objections on various issues, particularly access and transport, but also the scale and impact of the development, infrastructure, and specific objections from Southern Water on detailed matters. These issues are addressed in relation to the relevant headings of the policy below.
94. Some of the objections refer to proposals for 200 dwellings whereas the Local Plan proposes 120. This is as a result of public consultation by the prospective developer for a proposal of 200 dwellings, which took place during consultation on the draft Local Plan and in advance of a planning application. Developers promoting the site argue that the site has capacity for 200 dwellings and by that amending the policy to allow for this quantum of development would reduce pressure on the other sites to deliver as these are more constrained. They also suggest this would also provide a flexibility allowance, reducing the risk of under delivery during the plan period. A planning application has subsequently been submitted on this site and is in the process of being determined.

#### Nature and Phasing of development

95. Representations suggest that the development of this site will have a detrimental impact on the approach to Bishops Waltham and this should be protected with low density dwellings fronting Winchester Road. A further representation suggests that there should be specific reference in the policy to the provision of self-build or custom-build dwellings.
96. The Landscape Sensitivity Appraisal for Bishops Waltham concluded that the northern part of the site, closest to Winchester Road, is 'least sensitive' in landscape terms, whereas land to the south of the site is 'highly' or 'moderately' sensitive, as it forms part of the rural valley setting with protected trees and is in close proximity to Park Lug. All the land is described as 'adequate' in the Transport Site Assessments, in terms of accessibility to facilities, although this site is the furthest from the town centre, school and most other facilities. The subsequent addendum to the Transport Site Assessments assesses the different parts of the site, rather than the site as a whole, and confirms that the southern part is less suitable in terms of accessibility, given this is to be brought forward for

informal open space purposes this does not preclude the remainder of the site being considered for development.

97. Bishops Waltham Parish Council is keen to establish a new settlement boundary in this location, which reflects the extent of the existing built development and have commented that they would object to any further expansion. Given this, the conclusions of the landscape and transport assessments, and the scale of the overall housing requirement, it is not necessary or appropriate to extend the proposed housing allocation or to increase the housing capacity of the site. The allocation for 120 units also fits with the overall desire not to allocate large sites in Bishops Waltham and a number of objections specifically oppose development of more than 120 dwellings as a maximum. Although the developer has submitted a planning application for 150 dwellings, this has since been revised to 120 to make it more in line with emerging policy. There is no requirement at present for more sites to be brought forward through the Local Plan process, as with the proposed allocations, existing permissions, recent completions and SHLAA sites, there is sufficient land available. On the other hand there is a need for substantial open space provision which this site is well suited to make.
98. With regard to the type and mix of dwellings this is established in Local Plan Part 1 policies CP2 and CP3, neither of which preclude provision for self build. Given that the site is in the control of a house builder, it is not felt to be realistic to require that a proportion should be self-build, and there is no evidence that would justify such a requirement. None of the allocation policies provide details as to density or layout of the proposed developments, to do so as suggested by some respondents would be too prescriptive. This part of Winchester Road is characterised by mature residential dwellings in large plots set back from the highway, all planning applications will be required to comply with LPP1 policies CP2 and 3 in particular and draft policy DM16 – site design criteria, which covers such matters as responding to variety of the local environment in terms of design, layout and scale.
99. There is a request for this site to be extended to include land at Albany Farm House, which it is suggested could accommodate about 15 dwellings. Albany Farm House is included within the revised settlement boundary for Bishops Waltham, albeit not within the land covered by BW4, consequently its future redevelopment would in principle accord with planning policy.

#### Access

100. Representations relating to access refer to Albany Road not being fit for purpose to accommodate additional traffic, and that the site cannot be considered sustainable if it requires the use of cars for everyday activities. Policy BW4 requires access from Winchester Road which is also proposed in the recent

planning application, so the concern about access from Albany Road is not well-founded as this is not what is proposed.

101. The Transport Site Assessment rated this site 'adequate' for accessibility, but commented that it is a considerable distance from some of the local facilities, in particular the primary schools. However the transport assessment acknowledge that this site in combination with a development strategy that focuses on the southern parts of Bishops Waltham together with a coherent package of highway works offers opportunities for improvements to encourage non- vehicular movements from this site linking with others and the town centre. The policy specifically refers to the creation of new/improved footpath/cycleway through the site as part of the route linking the sites proposed by policies BW5, BW4 and BW3.

#### Landscape/Green Infrastructure

102. The historical feature of Park Lug lies along the western edge of the site, which is also covered by a group Tree Preservation Order. To ensure consistency with other allocation policies with regard to impact on Park Lug, the policy should be amended to include reference to the need to retain space to support tree belts, particularly along Park Lug.
103. Some respondents express concern about development having a detrimental impact on the approach to Bishops Waltham, although this is in the context of the site promoter's proposal for 200 dwellings. The land proposed for housing by policy BW4 is defined as 'least sensitive' by the Landscape Sensitivity Appraisal and there is a significant landscape buffer along its boundary with Winchester Road. While some of this may need to be removed to facilitate access, the aim is to retain the avenue of mature trees along Winchester Road and to retain and reinforce much of the other existing vegetation, so as to soften the impact of development. The details are matters for the planning application stage, but it is not accepted that the effect of development of the scale proposed by the Local Plan on this approach to Bishops Waltham would be unduly harmful.

#### Infrastructure

104. Southern Water has undertaken an assessment of the site and advise that additional sewerage infrastructure will be required to accommodate this development and request that the policy is amended to include :- "provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider". Furthermore, they advise that there is existing underground infrastructure that will need to be taken into account at the detail design stage. It has also been brought to our attention that there are

springs on the site and that these will need to be incorporated into a SuDS scheme as required by Policy CP17 in LPP1.

105. Southern Water has acknowledged that the need to take account of existing infrastructure is a matter that can be taken into account at the detailed design stage. However, it is considered appropriate to amend BW4 to reflect the need for sewerage connection at the nearest point of adequate capacity in the sewerage network.

106. In summary, it is recommended that policy BW4 should be amended to refer to the need to retain space around the Park Lug to support the retention of existing trees and provision of new landscaping and for reference to the need to connect to the sewerage infrastructure network, revised wording is included at Appendix 2.

### **Policy BW5 – Tollgate Sawmill Mixed Use allocation**

107. The planning strategy for the larger rural settlements in the District, as set out in Policies MTRA 1 and MTRA 2 of LPP1, seeks to maintain and/improve the employment role of the larger rural settlements. This is to be achieved through the retention and redevelopment of existing employment land in the first instance to improve local opportunities for both existing and new business. Sites outside settlement boundaries may be permitted where needed and the employment research, undertaken by the Bishops Waltham Development Plan Steering Group, acknowledged the local variation of employment provision from retail to light industrial opportunities, the need to retain existing provision and a need to look for additional employment opportunities. It subsequently recommended that additional land should be allocated for industrial/commercial premises, which could range from small starter units to larger premises.

108. The Tollgate Sawmill site is not required for, or well-suited to, housing development but has an established commercial use and is well-located to provide for more intensive employment use. The draft Local Plan also recognised that it provides the opportunity to restore Tollgate House, subject to surveys confirming this is feasible, and allowed for a limited number of dwellings if necessary to achieve this. There have been a limited number of objections to policy BW5 on various issues, particularly access and transport, the uses proposed, the scale of housing that may be allowed, impact on heritage, and the South Downs National Park.

109. As the site abuts the National Park, the South Downs National Park Authority has requested that the policy should refer to a requirement for no detrimental impact on the special qualities of the Park. The National Park boundary coincides with the open countryside along the northern side of Winchester Road. Tollgate



House is nearer to the Park boundary, but given the intention for the restoration of Tollgate House with limited residential development it is not considered that the scale and nature proposed will have a detrimental impact on the quality of the National Park in this location.

110. Promoters of the site have requested that the area to be developed for housing purposes in support of the restoration of Tollgate House is expanded to allow for a more robust development strategy.

### Land Uses

111. Various representations have been received relating to the proposed uses on the site, with some requesting that uses are restricted to B1, given the site's location adjacent to residential properties in Winters Hill and those proposed at Albany Farm. Local residents have commented that they have no objection to B1 use on the existing part of the site, but object to the additional land being used and comment that modern sheds will not be appropriate fronting Wintershill/Winchester Road. Durley Parish Council has no objection to employment at Tollgate Sawmill.
112. The agents acting for the site request that the mix of B class uses is expanded to allow for general industrial uses (B2) on part of the site away from the residential properties of Winters Hill.
113. The Bishops Waltham Employment Focus Group Report recommended that *'land (of a size roughly similar to Claylands) is allocated for the development of a mixture of large and small business units. It is estimated that Claylands employs around 260 people. This land should be zoned to allow use for business, industrial and retail.'* Claylands is somewhat larger in area than the Tollgate Sawmill site, but is of broadly similar scale and the only site identified as potentially suitable for employment use. Retail use would not be appropriate given Government and LPP1 policies which seek a 'town centres first' approach for such uses. The draft Local Plan allocation relates to Use Classes B1 and B8, allowing for light industrial, research and development, and storage and distribution uses. It, therefore, seeks to satisfy the recommendation of the Employment Focus Group so far as possible. However, the established use for the site falls within use class B8 (storage) and B2 (general industrial), given representations from the local community and the proximity of existing and proposed residential development, it is considered that there may be potential for a small area of B2 uses furthest away from existing/proposed residential development, and the draft Policy should be amended accordingly, to provide flexibility whilst ensuring sufficient safeguards are in place to avoid any conflicts.

114. The site has not been actively used for many years, which has resulted in the buildings becoming run down and derelict, including Tollgate House itself. Much of the site has turned to scrubland. The level of housing proposed in the draft Plan is tied to the aim of restoring Tollgate House, which is a locally-valued feature, although not listed or believed to be of 'listable' quality.
115. Planning Practice Guidance requires local plans to pay attention to deliverability and viability. Consequently, given the requirements for the Tollgate Sawmill Site, the Council commissioned a viability appraisal (Appendix 1) to determine whether, given the constraints on the site and requirements of draft Policy BW5 could the site be expected to come forward during the plan period. The report assumed that whilst Tollgate House could be restored, it would require substantial renovation costs due to its current condition. The report also suggested that in relation to the employment element of BW5, to enhance its marketability a broader employment use for the commercial part of the site would be required. Consequently it is proposed to amend the requirements of BW5 to refer to residential development that will enable a viable comprehensive scheme covering both the residential and employment element to come forward.
116. Furthermore, to ensure consistency with other policies in LPP2, it is proposed to add a section on 'nature and phasing of development', to BW5. This is to ensure that the site is planned and delivered in a comprehensive manner, given the mix of uses, sensitivities of the site and relationship with adjacent uses.

### Access

117. There is concern about increased traffic and congestion onto Wintershill / Winchester Road junction, with suggestions that access should be via a roundabout at Wintershill/Winchester Road, with restrictions on size of vehicles using Wintershill Road as it is very narrow. Considering the previous uses on the site and the adequacy of the access onto Winters Hill there are no overriding highway concerns, details of access arrangements are for consideration at the planning application stage.

### Landscape

118. Historic England welcomes the references to Park Lug in the policy, but comment that there should be specific reference under a heritage heading to its protection and enhancement. Park Lug in this location runs along the south eastern boundary of the site which is also covered by a Tree Preservation Order. To ensure consistency with other policies it is suggested that new bullet points are added to BW5 to cover these matters.

119. In addition, it is suggested that this policy also includes a section on nature and phasing of development. This will ensure that all matters are considered at the outset in relation to the mix and proportion of uses, access arrangements and links with adjacent sites, together with a landscaping framework.
120. Further representations relate to the site being wet; with no mains drains; and that there is much wildlife evident. With regard to the mains drain issue, if the site is not connected to the mains system then it will be necessary to connect to the nearest point of adequate capacity. Likewise, if there is no existing water supply. It is therefore recommended that Policy BW5 is amended to refer to sewerage and water supply matters. This site is not recognised for its ecological value, however, as part of any future planning application process it will be necessary to assess its ecological potential in accordance with policy CP16 of LPP1 and DM 16 and 17 of LPP2.
121. In summary, it is recommended that policy BW5 should be amended to allow some limited B2 use on the site and to refer residential development to enable a viable scheme more specifically to the proportion of residential development required to ensure that the site is brought forward in a comprehensive manner. Reference will also be made to Park Lug and the need to retain space around the Park Lug to support the retention of existing trees and provision of new landscaping as required. Revised BW5 is set out in full at - Appendix 2.

## **Other Issues**

### **Protected Open Spaces**

One representation objects to the inclusion of privately owned land at Station Road, Bishops Waltham within policy DM5. Further investigations have since revealed this inclusion was in error and it is recommended that Policies Map is amended as appropriate.

### **Sustainability Appraisal/Strategic Environmental Assessment**

The SA/SEA process requires an iterative approach to plan making, whereby the SA/SEA assessments inform each stage by flagging up matters that require further investigation. The SA/SEA undertaken on the consultation draft (Regulation 18) version of LPP2, highlighted the following matters in relation to Bishops Waltham, and suggests ways of avoiding or mitigating significant negative effects and promoting enhancement of positive effects.

The following table therefore includes the SA/SEA recommendations (left column) together with how these have been addressed.

<b>Mitigation, Recommendations and Residual Effects for Plan-making</b>	<b>Response</b>
<b>General SA/SEA comments on all site allocations in LPP2</b>	<b>Response as proposed in relation to the allocation sites in Bishops Waltham</b>
<p>It is recommended that development of any of the sites should include provision of new open space including allotments. This would lead to positive effects on Health and also (Green) Infrastructure (GI).</p>	<p>Policy CP7 in LPP1 sets out the requirement for the provision of on-site open spaces. The Council's Open Space Strategy is updated on a regular basis and this sets out the requirements for each settlement. This when applied with CP7 provides a comprehensive framework for the provision of new open space through new development. In addition draft Policy DM6 on open space requirements for new developments, specifies that residential development of 15 dwellings and above should provide useable on-site open space in accordance with Policy CP7.</p> <p>Policy CP7 specifically refers to allotments with a standard of 0.2 ha per 1000 population. The Open Space assessment for Bishops Waltham, reveals a small surplus against the required standard. However, there are large waiting lists and the Parish Council has identified further allotment space at West Hoe Farm, this will not only help with provision but also ensure better distribution across the settlement.</p> <p>Policies BW1-BW4 all require the provision of on-site open space, the nature of which</p>

	<p>is typically specified in policy. At present there is no specific reference to the provision for allotments given existing and proposed provision as referred to above. However, as part of BW4, a substantial area of informal open space is required to come forward as part of the development. This lies adjacent to the existing Albany Road allotments, should future provision be required this could present an opportunity to extend the existing provision.</p>
<p>It is recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to GI on and around them should be included. This would increase the certainty of positive effects on infrastructure.</p>	<p>Policy CP15 in LPP1 establishes the requirement to support development which maintains, protects and enhances the function or integrity of the existing GI network and provides a net gain in GI. The location of the allocation sites in BW, opportunities to link with existing public rights of way network, plus the provision of on-site open space and a need for a new/improved pedestrian/cycle link through the sites to link with each other and other facilities, allows for the enhancement and improvement of access to GI.</p> <p>Policies BW1-BW5 all refer to pedestrian/cycle links with neighbouring sites and other facilities, further references are proposed to be added to policy to refer to retention of tree belts and the creation of a wildlife corridor. These elements will all contribute to the GI network along the southern edge of BW.</p>
<p>It would be recommended that the hedgerows on all sites should be protected from development through providing GI buffers and this will lead to minor positive effects on the SA objective of Biodiversity as well as Infrastructure and Landscape.</p>	<p>See above.</p> <p>Policies BW1 –BW5 refer to the provision, reinforcement and strengthening of landscaping, which would include hedgerows.</p> <p>Where appropriate, BW policies are proposed to be amended to refer to the retention of tree belts; and for specific parts of sites to be provided with suitable boundary treatment, either retention of existing or new provision. The site covered by Policy BW3 has a specific biodiversity requirement, through improvement and</p>

	<p>access to the SINC on site. There is recognition that the location of the SINC may cause issues for its management, the policy should therefore be amended to refer to no net loss of biodiversity to ensure either on-site or off-site compensatory measures are provided.</p>
<p>Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA objectives Pollution, Health and Transport.</p>	<p>This SA objective is very broad and covers a number of matters. Policy DM19 on 'Development and Pollution', requires compliance with statutory standards and for adverse pollution impacts to be addressed through applications submitted for determination. This policy states 'as a minimum development should not result in unacceptable impacts on health or quality of life.'</p> <p>Given the broad nature of these SA objectives, it is considered that these are adequately covered by the emerging development management policies. With regard to transport, each BW allocation policy has a specific section on 'access' to establish in policy both vehicular and non-vehicular means of access to the site and linkages with existing routes. This SA recommendation also refers to phasing of sites. Only larger (over 100 units) or mixed used sites have a section on 'Nature and Phasing' of development, to ensure that the site is planned and delivered comprehensively. This policy requirement should however, be added to Policy BW3, as this site is large, spread over several parcels of land and requires the SINC on-site to be made publically accessible.</p>
<p>It would be recommended that any development should take account of the good practice guidance such as the 'National Planning Practice Guidance on Design (March 2014) and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA objective of Building Communities.</p>	<p>LPP2 was prepared in accordance with the good practice guidance and this document has informed subsequent amendments. 'Facilities for young people' was identified during the plan preparation stage as being a requirement for Bishops Waltham. Whilst none of the allocation policies specifically refer to specialist youth facilities, they all refer to on-site open space requirements and contributions to education provision. In any event BW has existing community facilities at Jubilee Hall, Priory Park and</p>

	Hoe Road, there is also a dedicated youth hall on the Malt Lane site. There are a range of clubs and activities in BW for young people, so whilst there is a desire for more or improved provision it is not considered necessary or justified to make this a specific requirement of planning policy.
<b>Mitigation and Recommendations from the SA/SEA in relation to the Bishops Waltham site allocations.</b>	<b>Response</b>
Consideration should be given to developing policies to require that all development within this settlement should be subject to archaeological survey prior to development. This will provide firm mitigation to reduce and/or prevent negative effects on archaeology.	<p>Policy CP20 of LPP1 covers in broad terms matters relating to 'Heritage and Landscape Character'. Policies DM25 – DM32 cover a range of matters in relation to heritage. Policy DM26, specifically on archaeology requires an assessment of archaeological, potential where there is evidence of heritage assets. This policy also sets out provision for the preservation of remains and/or recording of features as appropriate. An historical assessment of all potential development sites was undertaken during the identification of sites to allocate for development. On those sites where there is a known archaeological interest this is referred to in policy. However, where there is no confirmation of archaeological interest then this matter should be referred to in the supporting text to raise awareness when site investigations are being undertaken.</p> <p>Historic England has raised comments in relation to heritage assets, in particular Park Lug and its relationship with the Bishop's Palace – consequently, where appropriate the following has been added to the requirements in policies BW1, BW4 and BW5</p> <p><i>'avoid unacceptable impacts on the historic significance of the Bishops Palace, Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to make</i></p>

	<i>provisions for its preservation or recording as appropriate’.</i>
It is recommended that specific mitigation is provided in policy wording ensure the certainty of mitigation for heritage assets and the possible realisation of positive effects on Heritage.	See above.  In addition, given the importance of the Park Lug feature locally it is suggested that additional text is added to explain not only the historical significance of the feature but also what it looks like today and how it is being used to support the provision and expansion of GI.
If sites 1877, 356, 283, 2390, 2520, 2569 and 1879 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders. This will increase the certainty of positive effects on landscape.	Those sites, or parts of sites, that have been allocated as part of LPP2 all require landscaping provision and the retention and enhancement of existing boundaries, some of which contain protected trees. Policy DM24 refers to Special Trees, Important Hedgerows and Ancient Woodlands’ . However, to ensure that those sites with protected trees (BW3 and BW4) receive due consideration, it is suggested the supporting text is amended to reflect this.
For sites 283 and 2572, to avoid negative effects resulting from the presence of overhead power cables, it would be recommended that any new development should avoid these cables and an appropriate buffer zone be put in place.	These sites are not part of the proposed allocations for Bishops Waltham.
It should be noted that if all the sites south and west of the settlement boundary were developed, there could be opportunities to create a wildlife corridor linking the SINC located on 356, Bishops Waltham Branch Line LNR, the BAP habitats on 2398 and The Moors, Bishops Waltham SSSI and LNR. There could also be an opportunity to create new habitats on 283, 2569, 1877. If the requirement to create a wildlife corridor was inserted into policy this would lead to major positive long-term effects on	Reference to the creation to a green corridor is proposed to be included in Policies BW2 and BW3. Policy BW4 requires the provision of substantial open space to meet both existing and future open space requirements, and could be laid out to include a wildlife/green corridor. This requirement will also contribute to the mitigation measures required to off-set negative impacts on the SINC on BW3. Whilst Policy BW1 does not specifically refer to a wildlife corridor as it lies independent of the others, there is a requirement for the retention of trees, and



biodiversity.	the provision of natural green space and it is suggested that the supporting text is amended to refer to the Moors SSSI which, whilst not forming part of the site, could be impacted by it.
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**Appendix 1 - Viability Appraisals :**

**Light Touch Land Allocation Viability Appraisal for Policy BW1 – Land at  
Coppice Hill**



#### Light Touch Land Allocation Viability Appraisal – Policy BW1 Coppice Hill Housing Allocation

Winchester City Council's Estates team has been asked by the Strategic Planning Policy team to provide a high-level, light touch viability appraisal of various sites to be included in the Winchester District Local Plan Part 2. The assessments are for internal purposes, intended to inform planning policy decisions and do not form part of a site specific planning application, neither are they to be used for negotiation due to the broad nature of the assessments and the general assumptions which have been used.

This is not a formal market valuation as prescribed by the RICS Valuation – Professional Standards (Red Book) but regard has been taken to the RICS Guidance Note "Financial Viability in Planning" published in 2012.

#### **DEVELOPMENT ASSUMPTIONS**

The following development assumptions have been used.

- Indicative of Viability only, more robust assessment necessary for specific schemes.
- Desk top assessment undertaken.
- No site layouts drawn up.
- No alternative use values have been considered.
- Housing mix percentages taken as - 5% 1 bed, 45% 2 bed, 40% 3 bed and 10% 4 bed across all tenure types.
- Affordable Housing - 70% is affordable rent and 30% for intermediate housing based on unit numbers.
- Affordable Housing values taken as 60% of MV for affordable rent and 75% of MV for shared ownership
- Assume that planning policy exists as proposed and planning permission granted.
- S. 106 contributions for primary education contribution for Bishops Waltham and Swanmore schools taken at £5057 per eligible property and for secondary education at £6,154.
- Finance has been assessed at 6% on an all-inclusive basis including set up fees, applied to 100% of construction costs over a period that includes site set up and build and sales period appropriate to the development.
- No account taken of abnormal costs not evident from the limited information available, including any possible ransom situations.
- No indication of the costs of complying with site specific planning obligations.
- No costs included for contamination, environmental or wildlife issues.

#### **SITE SPECIFIC DEVELOPMENT POLICIES**

##### **Access**

- Provide single vehicular access point, taking into consideration the Shore Lane junction and visibility to Coppice Hill.

- Provide new/improved pedestrian and cycle access from the site across the B2177, along the northern side to the Crown roundabout and improve provision on the southern side of Coppice Hill where possible.
- Include footpath access through the site to link with Park Lug.

#### Landscape

- Reinforce existing boundaries around the site, particularly along the Park Lug.
- Provide suitable boundary treatment with the neighbouring site to the west (permitted for sheltered housing).

#### Green Infrastructure and Open Space

- Link the public right of way along the Park Lug with the new and existing development.
- Provide on-site open space (Local Equipped Area for Play, Natural green Space and Informal open Space.)

#### Infrastructure

- Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

#### Site Appraisal

Assume access is directly onto Coppice Hill.

4.8 ha site – 80 dwellings and 7112 sq m of accommodation.

Market Housing – 48 dwellings (4281 sq metres)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for OM dwellings at £3094 psm

Affordable Housing – 32 dwellings (2831 sq m)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for AR dwellings at £1857 psm

GDV for SO dwellings at £2,315 psm

Other costs –

- CIL -£362,711
- Education contribution - £384,332

#### Residual appraisal

£4.5 million

**Existing use value**

Estimated from aerial photographs and scaling from GIS map. Based on use as open space and pasture = £240,000

**Viability comments**

There is a positive uplift from existing use value as a result of the proposed policy and represents an incentive for the site to be brought forward for development and provide on-site affordable housing. However, the current unknown costs for the site specific planning policy requirements, site servicing and ground conditions may erode this significantly.

**Prepared by**

Amanda Dennis BSC MRICS

Senior Valuer

Signed



Date

14/8/2015

## Light Touch Land Allocation Viability Appraisal for Policy BW3 – Land at The Vineyard/Tangier Lane



### Light Touch Land Allocation Viability Appraisal – Policy BW3 – The Vineyard/Tangier Lane Housing Allocation

Winchester City Council's Estates team has been asked by the Strategic Planning Policy team to provide a high-level, light touch viability appraisal of various sites to be included in the Winchester District Local Plan Part 2. The assessments are for internal purposes, intended to inform planning policy decisions and do not form part of a site specific planning application, neither are they to be used for negotiation due to the broad nature of the assessments and the general assumptions which have been used.

This is not a formal market valuation as prescribed by the RICS Valuation – Professional Standards (Red Book) but regard has been taken to the RICS Guidance Note "Financial Viability in Planning" published in 2012.

#### **DEVELOPMENT ASSUMPTIONS**

The following development assumptions have been used.

- Indicative of Viability only, more robust assessment necessary for specific schemes.
- Desk top assessment undertaken.
- No site layouts drawn up.
- No alternative use values have been considered.
- Housing mix percentages taken as - 5% 1 bed, 45% 2 bed, 40% 3 bed and 10% 4 bed across all tenure types.
- Affordable Housing - 70% is affordable rent and 30% for intermediate housing based on unit numbers.
- Affordable Housing values taken as 60% of MV for affordable rent and 75% of MV for shared ownership
- Assume that planning policy exists as proposed and planning permission granted.
- S. 106 contributions for primary education contribution for Bishops Waltham and Swanmore schools taken at £5057 per eligible property and for secondary education at £6,154.
- Finance has been assessed at 6% on an all-inclusive basis including set up fees, applied to 100% of construction costs over a period that includes site set up and build and sales period appropriate to the development.
- No account taken of abnormal costs not evident from the limited information available, including any possible ransom situations.
- No indication of the costs of complying with site specific planning obligations
- No costs included for contamination, environmental or wildlife issues.

## SITE SPECIFIC DEVELOPMENT POLICIES

### Access

- Provide dual access points via Albany Road and The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking.
- Provide a new/improved footpath/cycleway along the northern edge of the site as part of a route along the southern edge of Bishops Waltham.

### Landscape

- Provide substantial landscaping to create a new settlement edge to the south and west.

### Green Infrastructure and Open Space

- Provide on-site open space (Informal Open Space and Local Equipped Area for Play.)
- Minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park and improve/manage the SINC as a Natural Green Space.

### Infrastructure

- Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

### Appraisal

The Policy suggests that access is taken off Albany Road and The Avenue. I have assumed there is no ransom situation.

7.4 ha site including SINC – 120 dwellings and 10651 sq m of accommodation.

Market Housing – 72 dwellings (6407 sq metres)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for OM dwellings at £3093 psm

Affordable Housing – 48 dwellings (4244 sq m)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for AR dwellings at £1837 psm

GDV for SO dwellings at £2321 psm

Other costs –

- CIL -£542,838
- Education contribution - £571,411

**Residual appraisal**

£6.7 million

**Existing use value**

Estimated from aerial photographs and scaling from GIS map. Based on use as vineyard, pasture and SINC is £412,500

**Viability comments**

There is a positive uplift from existing use value as a result of the proposed policy and represents an incentive for the site to be brought forward for development and provide on-site affordable housing. However, the current unknown costs for the site specific planning policy requirements, site servicing and ground conditions may erode this significantly.

**Prepared by**

Amanda Dennis BSC MRICS

Senior Valuer

Signed



Date

14/8/2015



## Viability Appraisal – Policy BW5 Tollgate Sawmill



### Land Allocation Viability Appraisal

Tollgate, Sawmill

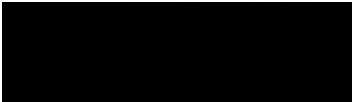
Bishops Waltham

Report date: 21 July 2015

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**Prepared for:**  
Winchester City Council  
City Offices  
Colebrook Street  
Winchester  
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**Prepared by:**  
Russell Miller MRICS FNARA

A solid black rectangular box used to redact the signature of the preparer.



## Land Allocation Viability Appraisal

### INSTRUCTIONS

Vail Williams has been instructed by Winchester City Council's planning department to provide a desktop review the viability of a number of sites allocated within their local plan. The role of the assessment is to inform policy decisions made by elected members; it does not form part of site specific planning applications or negotiations due to the broad nature of the assessment.

### GUIDANCE

This is not a formal market valuation as prescribed by the RICS Valuation – Professional Standards (Red Book); but we have had regard to the RICS Guidance Note 'Financial Viability in Planning' published August 2012 which provides a framework of principles and methodology; defining viability for planning purposes as follows:-

'An objective financial viability test of the development project to meet its costs, including the costs of planning obligations, while ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering the project.'

We have had regard to the National Planning Policy Framework (NPPF) that states (paragraph 19) that 'the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth' and goes on to state that (paragraph 173) 'to ensure viability, the costs of any requirements likely to be applied to development such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking in to account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'

### METHODOLOGY

We have prepared an open book assessment by reviewing the Residual Land Value of the sites on the assumption that planning consent has been granted for a scheme that complies with Winchester City Council's current planning policies and obligations (as attached with this report). We have then compared this with a broad assessment of the Existing Use Value in order to comment on the financial viability of the proposed land allocation and likelihood of the site coming forward for development.

Residual Land Value is a valuation technique that assesses a project's land value by deducting all development costs, plus profit and finance from the anticipated gross development value (GDV) upon completion. The land value is a 'residue' that remains from the GDV having made such deductions.

Existing Use Value is an assessment of current uses on the site. We have not been instructed to liaise with landowners and inspect the sites in detail and have therefore undertaken a 'drive by' inspection and utilised Ordnance Survey mapping to make broad assumptions of existing site areas and building floor areas. It is paramount that a more comprehensive assessment of EUV is undertaken when assessing viability associated with site specific



planning applications, which would also include an assessment of alternative use value where appropriate.

We have concluded with a calculation of the potential uplift that results from deducting the Existing Use Value from the Residual Land Value. The percentage uplift is stated and on general terms reflects a return to the landowner (where positive). The level of uplift to constitute a 'competitive return' varies considerably per site but would typically fall with the range of 20-50%. This produces a Benchmark Site Value and should reflect the level at which the landowner is duly incentivised to release the land for development.

#### DEVELOPMENT ASSUMPTIONS

We have set out below the broad assumptions inputted in to our residual appraisals based upon our experience of advising both the private and public sectors:-

- \* Sale values have been estimated from market knowledge and on-line websites;
- \* Build costs and programmes have been derived from the Building Information Cost Tables (BCIS) adopting median prices with some variances depending on scale;
- \* It is assumed that construction complies with Level 4 of the Code for Sustainable Homes for residential properties;
- \* External and landscaping costs are unknown on individual sites and a general 10% additional allowance has therefore been included;
- \* Finance has been assessed at 6% on an all inclusive basis including set up fees , applied to 100% of development costs including the land price over a period that includes 3 months site set up and build and sales periods varying depending on the scale of the development;
- \* Profit has been assessed at 20% of development costs;
- \* It is agreed with WCC that a sum of £5,000/ dwelling be applied as a Section 106 Education contribution accepting that this is likely to vary depending on site specific educational requirements;
- \* Where an on-site affordable housing obligation persists we have assumed 40% with a split of 25% shared ownership and 75% affordable rent;
- \* Affordable Housing Units have been included within the residual land appraisals based upon an investment value equivalent to 60% of Market Value for Affordable Rent Units and 75% of Market Value for Shared Ownership Units;
- \* We have applied the Community Infrastructure Levy (CIL) on the net residential accommodation at a rate of £80/ sq m given the location of the sites being assessed (excluding vacant building credits);



- \* Site acquisition costs comprise SDLT, agent fees of 1% and legal fees of 0.5%;
- \* A contingency of 5% has been included;
- \* Professional fees have been included at 8% for residential schemes and 11% for commercial schemes;
- \* Sales and marketing costs have been included at between 2.5%-3% depending on scale and the anticipated level of marketing costs (a higher rate of 5% has been allowed for retirement schemes);
- \* The commercial residual appraisal assumes it is developed speculatively, let and sold as an investment, whereas in practice the delivery of employment sites is often predicated on pre-lets and owner occupier demand.
- \* No costs have been included in respect of contamination or environmental remediation.



**BW5 – Tollgate Sawmill, Bishops Waltham (2.6 ha)**

**Site A (residential)**

0.22 ha (0.05 ha/ plot)

Restoration of Tollgate House (assuming 150 sq m GIA)

BCIS Median Renovation Cost £1,544/ sq m

GDV £4,000/ sq m

Limited New Housing (3 x 4 bed detached houses 125 sq m each)

BCIS Median Cost for one-off housing £1,787/ sq m

GDV £3,750/ sq m

**Other Costs**

CIL applied to new housing £30,000 (£80 x £375/ sq m)

Education Contribution £20,000 (£5,000/ plot)

No affordable housing contribution due to scheme being below 10 units/1,000 sq m

**Site B (Commercial B1b/B8)**

2.38 ha gross and 1.78 ha net allowing 25% for buffer

Industrial/warehouse Units @ 40% site density 7,120 sq m

BCIS Median Cost £588/ sq m

GDV £80/ sq m rent @ 7% (£1,142/ sq m cap val)

24 month sales period/ 12 months rent free

**RESIDUAL APPRAISAL**

Site A £350,000

Site B (£80,000)

**Total £270,000 (£103,846 ha)**



### EXISTING USE VALUE

Estimate from combination of external inspection and Promap analysis

Plot value of existing Tollgate House £200,000 for 0.3 ha (1/3 of GDV)

Former Timber Yard/ open storage land 4,500 sq m @ £7.50/ sq m cap. 10%= £337,500

Remaining greenfield land 1.85 ha @ £50k/ ha = £92,500

**Total £630,000 (£242,307/ ha)**

### VIABILITY COMMENTS

Uplift calculation:

RLV – EUV = (£360,000)

This scenario calculates a residual land value below the existing use value and nil uplift on grant of planning consent for the proposed scheme.

### GENERAL REMARKS

It is assumed that the existing Tollgate House could be restored, but a higher renovation cost has been allowed for.

A higher build cost has been applied to the residential element due to the scale of the scheme.

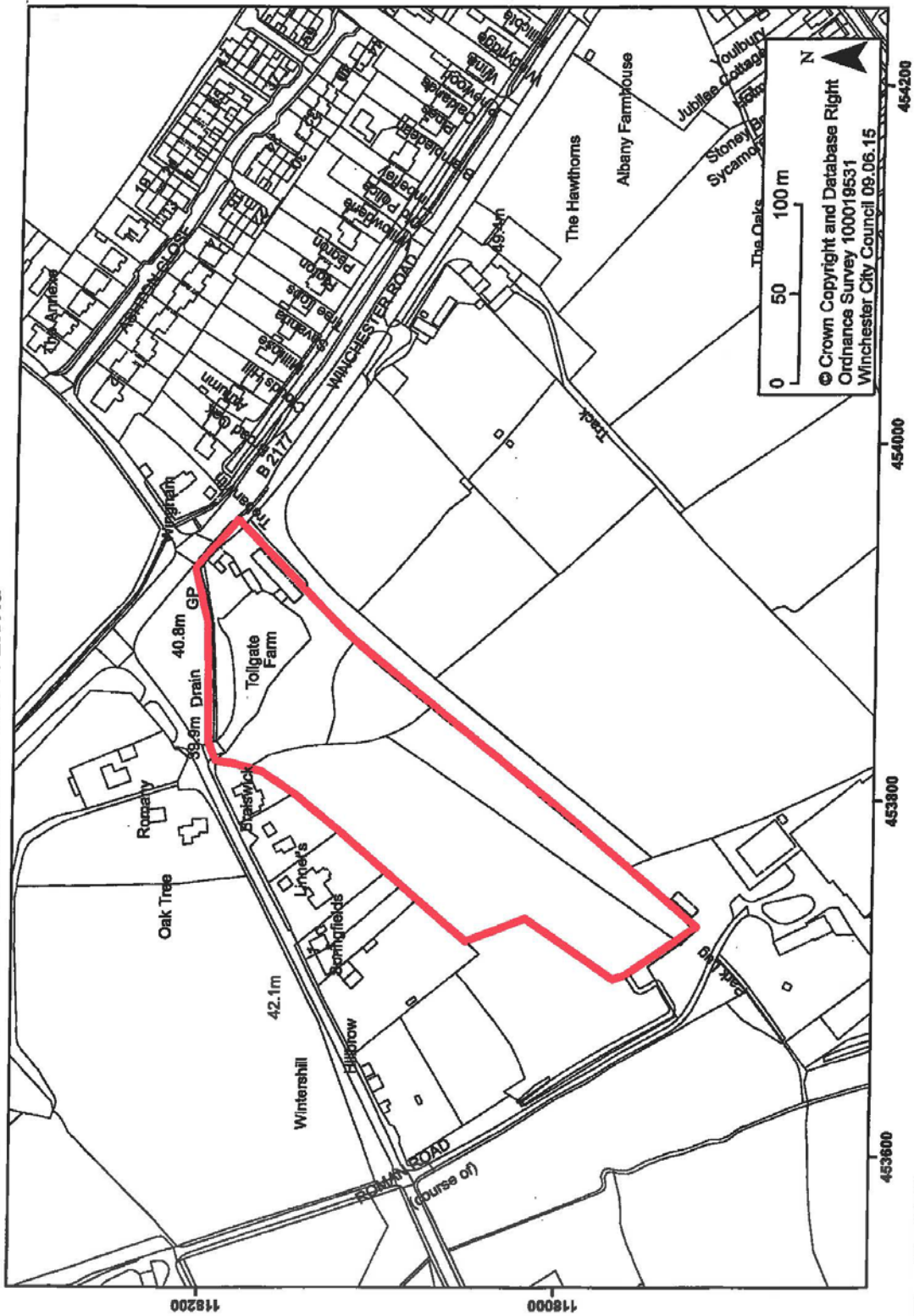
It is likely that a broader employment use for the commercial element of the land allocation would enhance marketability rather than restricting the market in what is already a rural location.

An increase in the employment provision accentuates the loss due to the demand risk against cost.

We have modelled an alternative scenario with a 100% larger residential scheme of 8 units to include an additional 2 x three bed houses and 2 x two bed houses, which increases the residual land value to circa £950,000 for an increased site of 0.42 ha (0.05 ha/plot); equating to £2,261,904/ha (£916k/ acre). No affordable due to size; increased CIL and Education contributions; reduced build cost per sq m due to scale. Resultant reduced employment reduces loss to (£70,000) with overall viability improved to an uplift of circa £250,000 (40%).



**BW5: Tollgate Farm, Winters Hill/Winchester Road: 2.6Ha**



## Appendix 2 Proposed Changes to Local Plan Part 2

### 4.2 BISHOP'S WALTHAM

#### Location, characteristics & setting

4.2.1 Bishop's Waltham is an historic market town in an attractive rural setting, enhanced by the South Downs National Park, which borders the northern edge of the town. The town has a long and varied history and lies at the mid point of a long-established route from Winchester to Portsmouth that cuts through chalk downs and the ancient Forest of Bere. The town centre has much historic interest, having developed around a medieval town and Bishop's Palace. Today it is a thriving market town with a locally-based economy and strong community spirit.

~~4.2.2 The LPP2 data set for Bishop's Waltham is included in the evidence base of the Plan ([www.winchester.gov.uk/planning-policy](http://www.winchester.gov.uk/planning-policy)). This sets out the background facts and figures that have informed the draft policies and proposals for the town. Along with more detail on the characteristics of the town, it includes information on –~~

- ~~—Population and Housing~~
- ~~—Employment~~
- ~~—Community and Social Infrastructure~~
- ~~—Infrastructure.~~

#### Development Needs

4.2.3 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Bishop's Waltham, to maintain and improve their role and function in meeting a range of local development needs. These include –

- the provision of about 500 dwellings over the plan period 2011-2031; and
- supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.

4.2.4 Development should be of an appropriate scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlement and its catchment area. All development should be proportionate appropriate in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features. To also reflect and respond to the Vision Statement developed by Bishops Waltham during the preparation of



LPP2, which reads : “all new developments to be situated as close as possible to the town centre or existing developments in order to maintain the social ambience and vitality of Bishop’s Waltham, a medieval market town within natural boundaries surrounded by farmed lands.”

## Housing

- 4.2.5 The remaining housing requirement, as calculated at ~~January 2014~~ July 2015 taking account of completed and anticipated development, was about ~~378~~ 372 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Bishop’s Waltham during the Plan period.

### Bishop’s Waltham Net Housing Requirement

Category	No. of dwellings
<b>a. Requirement (2011 - 2031)*</b>	<b>500</b>
b. Net Completions 1.4.2011 to 31.3.2013 <del>5</del>	<del>16</del> <u>49</u>
c. Outstanding permissions at 31.3.2013 <del>5</del>	<del>37</del> <u>55</u>
d. <del>Significant permissions since 1.4.2013</del>	14
e. SHLAA sites within settlement boundary	<del>55</del> <u>24</u>
f. Windfall allowance	0
<b>g. Total supply (b+c+d+e+f)</b>	<b><del>122</del> <u>128</u></b>
<b>Remainder to be allocated (a – g)</b>	<b><del>378</del> <u>372</u></b>

\* Policy MTRA2 of LPP1

- 4.2.6 The outstanding existing planning permissions referred to in the table (e and ~~d.~~) include sites at Coppice Hill and Green Lane Farm (adj to Hoe Road) ~~Pondside, Hoe Road~~ and various smaller sites. The SHLAA sites referred to in the table (e.) are those at **Newton Farm House, Tangier Lane** (est. 6 dwellings), **St Peters Terrace, Coppice Hill** (est. 31 dwellings); and **Malt Lane** (est. 18 dwellings).
- 4.2.7 Given the presumption in favour of development within the built-up area (policy DM1), SHLAA these sites do not need to be formally allocated in this Plan, but have been assessed as being deliverable and are confirmed as components of the housing land supply. ~~They, along with all the other sites submitted for Bishop’s Waltham through the SHLAA process, are shown on the Bishops Waltham page of the LPP2 web site:~~

[www.winchester.gov.uk/planning-policy/local-plan-part-2](http://www.winchester.gov.uk/planning-policy/local-plan-part-2) (see 'Bishops Waltham – All Sites Submitted' document).

- 4.2.8 No allowance is made for the development of unidentified ('windfall') sites that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Bishop's Waltham, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the town.
- 4.2.9 The process of selecting appropriate sites ~~took~~ has taken into account the work undertaken by the Development Plan Steering Group and community focus groups on behalf of the Parish Council to establish the community's preferences for new development sites. ~~The Steering Group developed and consulted on a vision statement: "all new developments to be situated as close as possible to the town centre or existing developments in order to maintain the social ambience and vitality of Bishop's Waltham, a medieval market town within natural boundaries surrounded by farmed lands."~~ Through a series of 'Design Bishop's Waltham' local consultation events, surveys and discussions with Council officers, the Group considered all the potential housing sites in and around Bishop's Waltham promoted through the SHLAA.
- 4.2.10 Having regard to development needs identified, the established assessment methodology (see Chapter 2), the vision statement and the community's preferences that have emerged, ~~the~~ through earlier consultations, a preferred development strategy for Bishops Waltham was drawn up comprising the following:

#### Housing Sites

- Policy BW1 - Coppice Hill (~~SHLAA sites 2398, 2519~~)
- Policy BW2 - Martin Street and part of Priory Park (~~sites 284 and part 2572~~)
- Policy BW3 - The Vineyard and land east of Tangier Lane (~~part sites 356 & 357~~)
- Policy BW4 - Albany Farm (~~sites 1877 (part), 1879 (part), 2390 and 2554~~)

#### Employment site

- Policy BW5 - Tollgate Sawmill (~~site 2520~~)

#### Traveller site

- ~~Jefferies Yard~~

- 4.2.11 ~~As part of their collaborative approach, the Parish and City Councils then undertook an informal consultation with the local community on the~~

development strategy in February/March 2014, including three public exhibitions. A total of 542 responses offered nearly 2,000 comments.

4.2.12 Overall, the Steering Group was satisfied that the development strategy had the broad support of Bishop's Waltham residents. No alternative development sites were put forward and, while transport and access issues were frequently raised and there was considerable concern about the cumulative effect of the increased traffic from the new developments, only a few people offered any potential solutions or suggested transport measures. Although the proposed traveller site had more support than objection, the landowner subsequently indicated that the land is not available for this use. The proposal was therefore excluded as a revision to the development strategy which the Parish Council approved.

4.2.13 The owners of the preferred sites have confirmed that all are available for development within the plan period (up to 2031). When the sites are considered against the Site Assessment Methodology criteria;

- their locations are consistent with the Settlement Hierarchy;
- no major constraints have been identified;
- they are well related to existing services and facilities;
- site conditions are favourable;
- infrastructure requirements will not affect viability;
- none has a significant adverse impact on biodiversity, landscape or heritage; and
- they support the Development Plan Steering Group's vision statement.

4.2.14 The evidence base Work on local needs and the evidence base also highlighted a need for quality open space provision, especially for children's play, informal open space and parks, although the distribution of most types of open space in the village is adequate.

### **Employment and Retail**

4.2.15 There is a need to maintain the balance between housing and employment and it is estimated that an additional 200-250 jobs will be needed to achieve this, taking account of the level of new housing proposed. A new employment site is therefore included in this plan at Tollgate Sawmill site needed and existing sites should be retained, and additional employment provision encouraged, in suitable locations within the built-up area.

### **Bishop's Waltham Town Centre**

4.2.16 The retail centre of Bishops Waltham is thriving and features a high proportion of independent traders and low vacancy rates, ~~Permission exists for a large foodstore just outside the defined centre, which will meet the convenience retail needs of the town and a wider area. Taking account of such commitments, there is not an identified need for additional retail floorspace within the town, although there is a strong desire support to maintain and improve retail vitality.~~

- 4.2.17 Policy DM7 (Chapter 6) sets out the requirements ~~updates saved WDLPR policy SF4~~, regarding development in defined town and village centres, including Bishop's Waltham. The boundaries of the town centre and the Primary Shopping Frontages (Policy DM8) have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). The town centre boundary remains appropriate and is unchanged. The Primary Shopping Frontages have been amended to exclude areas in the High Street now primarily in service use and to include frontages in Cross Street and Southbrook Mews.

### **Open space and Infrastructure**

- 4.2.18 Bishops Waltham is generally well served with services and facilities, but a need has been identified for the following new or improved facilities:
- education (Bishops Waltham Infants and Junior Schools)
  - facilities for young people
  - indoor sports facilities
  - ~~doctors' surgery~~
  - NHS dental provision
  - waste recycling facilities
  - library facilities
  - GP facilities.
- 4.2.19 The overall scale of development proposed in Bishop's Waltham will require an extension to Bishop's Waltham Infants and Junior Schools. All the housing allocations will be expected to make a proportionate contribution to the cost of this improvement, which is required as a result of development. ~~The proposed foodstore includes provision on the site for a new doctors' surgery.~~ Other improvements to facilities, or financial contributions, will be secured through planning obligations where this is necessary to make the development acceptable in planning terms. The Council's Community Infrastructure Levy (CIL) is also payable and CIL is intended to fund improvements to accommodate the wider impacts of development.
- 4.2.20 Sites allocated under Policies BW2 and BW3 ~~Some of the allocated sites~~ fall within the area covered by the Interim Solent Recreation Mitigation Strategy (see paragraph 1.11). These will be expected to make a financial contribution towards measures to mitigate their recreational impact on protected sites. Also, all the site allocations for Bishops Waltham are required to provide ~~one of~~ substantial areas of landscaping along the southern edge of the town. This will not only, which have the potential to assist biodiversity wildlife through the creation of a wildlife corridor, but also create a new well defined edge to the settlement, that enhances and strengthens green infrastructure provision.
- 4.2.21 The allocation sites are required to provide on site open space, landscaping, links with the existing public rights of way network and new connections between each site and other facilities. This has multiple benefits ensuring health and wellbeing matters are integrated into new development and that

connections exist to encourage the community to avoid using vehicles for short journeys. Furthermore, such enhanced green infrastructure provision will protect the rural lanes and surrounding countryside from urbanisation.

- 4.2.22 ~~Open spaces in Bishop's Waltham currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected under Policy DM5, are set out in the updated Open Space Strategy and. New Policy DM5 now supersedes RT1 and RT2 and the open spaces protected under the policy are shown on the Local Plan Policies Map.~~
- 4.2.23 A key historical feature which can be seen in parts around Bishop Waltham is the deer park recorded in the Domesday Survey as a hunting park, but may have originated as a Saxon land holding. The deer park was enclosed by the Park Lug and served the Bishops Palace, a scheduled monument. The Park Lug or Pale comprises a wide bank and ditch and may originally have had a fence, hedge or trees on top of the bank. Where it survives well, the Park Lug may be considered to be of national significance and where it is in proximity to the sites proposed for development then it should be appropriately assessed to determine whether paragraph 139 of the NPPF might be applicable. Also the impact of new development on the setting of the Palace, views from the Palace and the deer park as a landscape feature needs to be assessed to ensure any adverse impacts can be avoided or minimised through suitable mitigation.

### **Infrastructure**

- 4.2.24 A number of the development sites in Bishops Waltham have existing underground sewerage/water infrastructure, which may have an impact on site layout and it will also be necessary to ensure future access is provided for maintenance and upsizing purposes.
- 4.2.25 ~~The development sites proposed in Bishops Waltham are predominately to the south-west of the town, accessed directly or indirectly from the B2177. Consultation on development needs and options in Bishops Waltham has highlighted concerns about the adequacy of existing infrastructure, with the transport impact of local and neighbouring developments, including the planned foodstore, on local roads and the B2177 being a common concern. The transport assessments undertaken for Local Plan Part 1 and 2 indicate that the scale of development proposed in Bishops Waltham, and cumulatively in the wider area, can be accommodated, on local roads and along the B2177.~~
- 4.2.26 More specific transport requirements for individual sites are outlined in the policies below and future planning applications will need to incorporate any necessary traffic management measures, junction improvements or other works necessary to satisfy the requirements of the Highway Authority.

## **Site Allocation Policies**

- 4.2.27 The proposed site at **Coppice Hill** (4.8 hectares) performeds very well against the assessment criteria and was well supported through the public consultation. It is close to the town centre, well contained and accessible directly from the B2177. ~~Although the site lies within the Bishop's Waltham/Waltham Chase Gap, Ddevelopment in this location is not~~ considered to undermine ~~it's the~~ overall purpose of the Bishop's Waltham/Waltham Chase Gap as it would not extend built development beyond the existing developed area to the north and is visually very well contained.
- 4.2.28 New development will need to retain and reinforce this containment so as to avoid intrusion into the Gap and on the setting of Bishop's Waltham. There is the opportunity for the access arrangements to incorporate the existing Shore Lane junction, so as to improve traffic movement, safety and pedestrian and cycle crossing facilities. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site. The site should also look to maximise green infrastructure, amenity and biodiversity opportunities to provide improved links with the surrounding countryside. Links utilising the public rights of way network that incorporates Park Lug should avoid unacceptable impacts on this heritage asset and key landscape feature. The site lies in close proximity to The Moors SSSI, an area of semi-natural woodland, fen and grassland and open water, it is the main source of the Hamble River. Any hydrological impact from the development site should be assessed in accordance with CP16 of LPP1.

### **Policy BW1 – Coppice Hill Housing Allocation**

Land at Coppice Hill, as shown on the Policies Map, is allocated for the development of about 80 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan ~~other relevant policies~~ and meet the following site specific development requirements:

#### **Access**

- provide single vehicular access point, taking into consideration the Shore Lane junction and visibility on Coppice Hill;
- provide new/improved pedestrian and cycle access from the site across the B2177, along the northern side to the Crown Roundabout, and improve provision on the southern side of Coppice Hill where possible;
- ~~include footpath access through the site to~~ create a footpath

link with the public right of way along the Park Lug through the site to link the new and existing development to the wider countryside. Park Lug.

#### Landscape-Environmental

- avoid unacceptable impacts on the historic significance of the Bishops Palace, Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to make provisions for its preservation or recording as appropriate
- protect, retain and reinforce existing boundaries within and around the site
- retain sufficient space to support existing and proposed trees and tree belts, particularly along the Park Lug,
- provide suitable boundary treatment for with:-
  - o the neighbouring site to the west (permitted for sheltered housing).
  - o The retention the open undeveloped nature of the countryside to the south/east which lies within the Bishops Waltham – Swanmore- Waltham Chase- Shedfield- Shirrell Heath settlement gap.

#### Green Infrastructure and Open Space

- link the public right of way along the Park Lug with the new and existing development;
- provide on-site open space (Local Equipped Area for Play, Natural Green Space and Informal Open Space);
- retain the substantial tree belts within and around the site.

#### Other Infrastructure

- contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

- 4.2.29 The proposed site at Martin Street (2.7 hectares) performeds very well against the assessment criteria and was well supported through the public consultation. Its location close to the town centre makes the site highly suitable for housing and substantial open space is proposed on other sites (e.g. policy BW4), where it can serve other parts of the town.
- 4.2.30 New development will need to make up Martin Street and provide necessary traffic and pedestrian improvements to link with existing networks.
- 4.2.31 This site also It provides the opportunity to achieve a valuable pedestrian link between the Bishop's Waltham to Botley railway trail and Priory Park. Open space should be provided in accordance with LPP1 Policy CP7, with the site

capable of providing on-site informal and green space ~~a multi-use games area~~ to complement other facilities at Priory Park.

## **Policy BW2 – Martin Street Housing Allocation**

Land at Martin Street, as shown on the Policies Map, is allocated for the development of about 60 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan ~~other relevant policies~~ and meet the following site specific development requirements:

### **Access**

- improvement of Martin Street and its junction with Victoria Road to facilitate safe vehicle, pedestrian and cycle access to the site;
- provide new/improved pedestrian and cycle access from the site:-
  - o to the Station Roundabout and
  - o across the site from the Bishop's Waltham to Botley railway trail to Priory Park; and to link with The Vineyard Site (Policy BW3), the Albany Farm Site (Policy BW4), Tollgate Sawmill site (Policy BW5) and beyond
- ~~— provide a small car park and coach space near to the site access to serve the adjoining Priory Park.~~

### **Environmental Landscape**

- create sensitive links with the adjacent permissive route - Bishops Waltham to Botley trail, so as to minimise harm to the integrity of the Local Nature Reserve.
- provide and strengthen landscaping framework on southern and eastern site boundaries.
- Create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links

### **Green Infrastructure and Open Space**

- provide on-site open space including (Natural Green Space Multi Use Games Area and Informal Open Space). to compliment provision on the adjacent Priory Park

### **Other Infrastructure**

- contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.



- 4.2.32 The proposed site **at The Vineyard/Tangier Lane** (totalling 7.4 hectares including the SINC) performs well against the site assessment criteria and is located closer to the centre of Bishop's Waltham than alternative sites. However, the public consultation showed concern about the proposed access points for the site via The Avenue and Albany Road, further investigations have revealed the potential to also use Tangier Lane as an alternative ~~or in addition to these~~. ~~for one or both of these has been considered, but it is not possible to improve it to an adequate standard given the variety of land ownerships involved.~~ The impact of new access points on existing residents, the Site of Importance for Nature Conservation and Priory Park playing fields should be minimised. Policy BW3 therefore requires traffic management measures to be developed to address potential access and parking issues before the site can be developed.
- 4.2.33 The site is on sloping land which has no substantial boundary at present, so proposals will need to provide this through additional landscaping. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, including the retention and management of the Site of Importance for Nature Conservation (SINC) as Natural Green Space. Given, the location of the SINC in relation to the new and existing development along this edge of Bishops Waltham it may be necessary to explore compensatory provision of land to be managed for its ecological value, this will ensure that overall there is no net loss in biodiversity from the development of this site. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various site allocations with Priory Park and the former Bishop's Waltham to Botley railway trail.

#### **Policy BW3 – The Vineyard/Tangier Lane Housing Allocation**

**Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan ~~other relevant policies~~ and meet the following site specific development requirements:**

##### **Nature and Phasing of Development :**

**A master plan establishing the disposition of housing, open space, landscape framework, vehicular access points and pedestrian and cycle linkages with adjacent sites and the wider countryside, including proposals for the SINC to ensure that there is no net loss of biodiversity, should be produced and agreed in advance of permission being granted for the allocation either in whole or part. Individual site proposals**

**should be designed in accordance with the master plan, to provide open space and other facilities (including affordable housing) that retains and enhances local landscape character at the appropriate stage.**

#### **Access**

- provide dual access points via Albany Road, Tangier Lane and The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;
- provide a new/improved footpath/cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site (Policy BW2) and the Albany Farm site (Policy BW4).

#### **Environmental Landscape**

- provide substantial landscaping framework to create a new settlement edge to the south and west.
- Protect, retain and reinforce existing treed boundaries

#### **Green Infrastructure and Open Space**

- provide on-site open space (Informal Open Space and Local Equipped Area for Play);
- minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park,
- and improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through onsite and, if necessary, offsite measures
- create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links
- 

#### **Infrastructure**

- contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

4.2.34 The proposed site **at Albany Farm** (totalling 11.8 hectares) performed well against the assessment criteria. Although it is the furthest of the allocated ~~proposed~~ housing sites from the town centre, it is well contained, capable of provided substantial open space areas and was well supported through the public consultation.

- 4.2.35 Only part of the site is allocated for housing: the rest ~~is to~~ should be provided as informal open space, with a new settlement edge to contain and screen the housing, as well as providing links with the open space. On-site open space should be provided in accordance with LPP1 Policy CP7 and the site is capable of providing a number of the categories, including children's play. A substantial area of informal open space and parkland should be provided to meet the needs of the development and create a new recreational area in conjunction with the adjoining cricket pitch and allotments. The site provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various sites with Priory Park and the former Bishop's Waltham to Botley railway trail. A masterplan should be produced to illustrate how the various uses and requirements will be provided, including the relative timing.

#### **Policy BW4 – Albany Farm Housing and Open Space Allocation**

**Land at Albany Farm, as shown on the Policies Map, is allocated for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan ~~other relevant policies~~ and meet the following site specific development requirements:**

##### **Nature & Phasing of Development**

- a masterplan establishing the disposition of housing, open space, landscape framework, access point and linkages for the whole allocated area should be produced and agreed in advance of permission being granted for components of the allocation. Proposals should be designed in accordance with the masterplan, including providing open space and other facilities (including affordable housing) at the appropriate stage.

##### **Access**

- provide safe vehicle, pedestrian and cycle access to Winchester Road in a form and position which minimises the loss of trees and hedgerows;
- provide a new/improved footpath/cycleway through the site as part of a route linking the Tollgate Sawmill site (policy BW5), housing and open space at Albany Farm and the route proposed through the Vineyard site (policy BW3).

##### **Environmental Landscape**

- avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to make

**provisions for its preservation or recording as appropriate’.**

- 
- protect the Park Lug and provide substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south, linking with the adjoining allotments and cricket ground.
- **Protect, retain and reinforce existing treed boundaries**
- **retain sufficient space to support trees and tree belts, particularly along the Park Lug;**

**Green Infrastructure and Open Space**

- provide on-site open space (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the site, **beyond the new settlement boundary, (as shown on the policies map)** to meet current and future open space needs.

**Other Infrastructure**

- contribute to the expansion of Bishop’s Waltham Infants and Junior Schools and other infrastructure needed to make the development **acceptable in planning terms.**
- **provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.**

4.2.36 The planning strategy for the larger rural settlements seeks to maintain or improve Bishop’s Waltham’s employment role and the balance between housing and employment (policies MTRA1 and MTRA2). The **Tollgate Sawmill site** (2.6 hectares) is not required for housing but has an established commercial use and is well-located to provide for more intensive employment use. **To ensure that the site is brought forward for employment purposes a limited number of dwellings may be permitted if it is shown to be necessary to achieve a viable employment development and that it also provides the restoration of opportunity to restore Tollgate House, subject to surveys confirming this is feasible. If so, restores Tollgate House.**

4.2.37 Vehicular access should be via the existing access into Winters Hill, along with any necessary improvements to this access or the Winters Hill junction. The site should be linked with the proposed allocations to the east, and the existing settlement, by means of a pedestrian and cycle route to the Albany Farm site and continuing along the southern edge of Bishop’s Waltham, linking other proposed allocations.

## **Policy BW5 – Tollgate Sawmill Mixed Use Employment Allocation**

Land at Tollgate Sawmill, as shown on the Policies Map, is allocated for employment use and a limited amount of market housing so as to that would enable a viable employment development and the restoration of Tollgate House

Planning permission will be granted provided that detailed proposals accord with the Development Plan ~~other relevant policies~~ and meet the following site specific development requirements:

### **Nature & Phasing of Development**

- a masterplan establishing the disposition of housing and employment uses, access arrangements and pedestrian/cycle linkages with the adjacent Albany Farm site and open space (Policy BW4), should be produced and agreed in advance of permission being granted for components of the allocation.
- A phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of planning permission being granted.
- Proposals for individual parts of the site may be brought forward provided they are designed in accordance with the masterplan and follow the stages set out in the phasing plan and do not prejudice the development of subsequent phases.

### **Land Uses**

- provide employment uses falling with Use Classes B1(b) (research & development), B1(c) (light industrial) and B8 (storage and distribution), with limited B2 (general industrial) to minimise harmful impacts on existing and proposed housing by keeping potentially harmful uses to the south west corner of the site, with other business uses limited to ancillary elements;
- limit any residential development to the minimum needed to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration and use of Tollgate House.

### **Access**

- provide improvements as necessary to the existing access onto Winters Hill;
- provide a pedestrian/cycle link to the Albany Farm development (Policy BW4) as part of a route linking the site with other sites allocated for housing and open space.

**Landscape Environmental**

- protect the Park Lug and provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug.
- avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to make provisions for its preservation or recording as appropriate.
- Protect, retain and reinforce existing treed boundaries
- retain sufficient space to support trees and tree belts, particularly along the Park Lug

**Other Infrastructure**

- provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- 

**Bishop's Waltham Town Centre**

~~4.2.38 Policy DM7 (Chapter 6) sets out the requirements updates saved WDLPR policy SF1, regarding development in defined town and village centres, including Bishop's Waltham. The boundaries of the town centre and the Primary Shopping Frontages (Policy DM8) have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). The town centre boundary remains appropriate and is unchanged. The Primary Shopping Frontages have been amended to exclude areas in the High Street now primarily in service use and to include frontages in Cross Street and Southbrook Mews.~~

**Winchester District Local Plan Review 2006 (WDLPR)**

~~4.2.39 The saved policies of the WDLPR (Appendix B) include two that are specific to Bishop's Waltham:~~

- ~~**S.1** Retention and enhancement of Bishop's Waltham Ponds as informal open space~~
- ~~**S.2** Redevelopment of land north of Winchester Road and east of Malt Lane for housing, retail and service uses.~~

~~4.2.40 The importance of the Ponds area (S.1) was also recognised in saved policy RT1, not only for its amenity value but also for historic and wildlife reasons.~~

~~Policy DM5 of this Plan supersedes RT1 and provides the required protection of the site as an open area. The value of the Ponds for biodiversity and as part of the water environment means they are also protected by policies CP15 – CP17 of LPP1. Proposals to restore, maintain and enhance the North Pond/ Middlebrook Grounds (also part of saved policy S1) have now either been carried out, or will be implemented through planning obligations related to approved proposals for a new supermarket nearby.~~

- ~~4.2.41 The Malt Lane area proposal (S.2) was seen as an opportunity to improve the local townscape, as well as to provide additional local facilities such as housing and shops. Since the policy's inclusion in the WDLPR, no viable comprehensive scheme has come forward, but the overall aims of a better local environment and services remain valid. The site has been promoted through the SHLAA (see 4.2.6 and 4.2.7 above) and is considered to be available for development. However, given its long history as an unimplemented mixed use allocation, there must be some doubt over its deliverability.~~
- ~~4.2.42 It is not considered appropriate, therefore, to carry the proposal forward into LPP2, but the policies within LPP1 and this Plan are sufficient to enable its development for an appropriate mix of uses. These would ensure that the existing services and facilities on the site are re-provided or relocated if they need to be retained (policy CP6) and require the retention of commercial uses at ground floor level within the defined town centre (policy DM7). They also promote economic growth, the efficient use of land and allow for housing or other uses to be included to strengthen the role of Bishop's Waltham (CP8, CP14, MTRA2).~~

### **Open Spaces**

- ~~4.2.43 Open spaces in Bishop's Waltham currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. New Policy DM5 now supersedes RT1 and RT2 and the open spaces protected under the policy are shown on the Local Plan Policies Map.~~





## Proposed Changes to Policies Map for Bishops Waltham

### Key to Policies Maps Showing Required Amendments to the Current Adopted Policies Map

#### Policies saved in 2006 Winchester District Local Plan Review - to be deleted

-  CE 2 - Gap
-  H3 - Settlement\_Boundaries
-  S2\_4\_7\_10\_12\_14\_15\_ Settlement\_Proposals
-  SF1 - Town\_Centre\_Boundary
-  SF5 - Primary\_Shopping\_Area
-  T12 - Safeguarded Land
-  T2 - Development Access
-  RT1\_RT2&RT5 - Amentity and Recreation Areas

#### Policies adopted in Local Plan Part 1

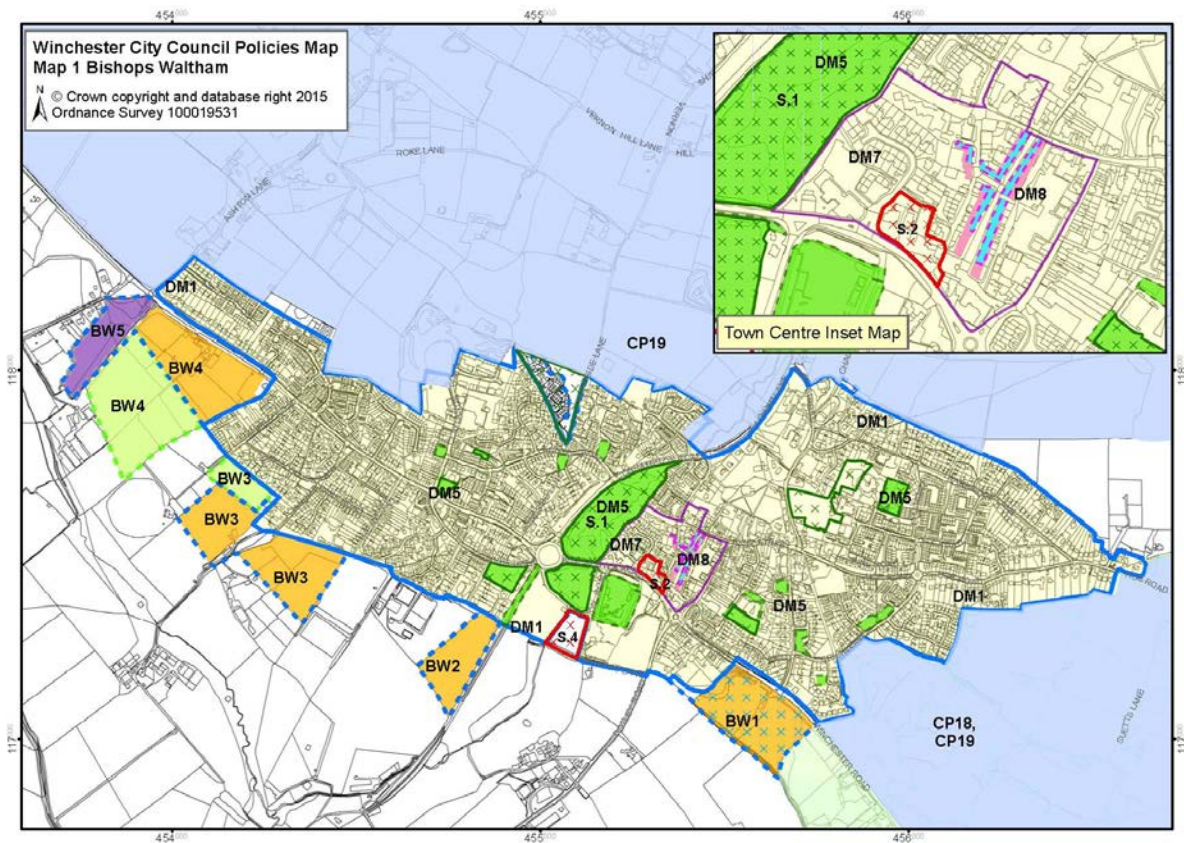
-  Strategic Allocations - approximate area of development SH2, SH3
-  Strategic Allocations - approximate area of Green Infrastructure SH2, SH3

#### Policies proposed in Local Plan Part 2

-  Site Allocations - Housing
-  Site Allocations - Green Infrastructure
-  Site Allocations - Employment
-  CP18 - Gaps
-  DM1 Settlement Boundaries
-  DM7 Town Centres
-  DM8 Primary Shopping Frontage
-  DM5 - Open Areas
-  Winchester\_District\_Boundary
-  South Downs National Park





## Polices Map Inset Showing Changes from Adopted Plan for Bishops Waltham



## Key to Proposed Final Policies Maps

### Policies adopted in Local Plan Part 1

-  Strategic Allocations - approximate area of development SH2, SH3
-  Strategic Allocations - approximate area of Green Infrastructure SH2, SH3

### Policies proposed in Local Plan Part 2

-  Proposed Allocations Housing
-  Proposed Allocations Green Infrastructure
-  Proposed Allocations Employment
-  SHUA5 - Botley Bypass safeguarding
-  DM1 - Settlement Boundaries
-  DM1 in SDNP
-  DM5 - Open Areas
-  DM7 - Town Centres
-  DM8 - Primary Shopping Frontage
-  DM27, DM28 Conservation Areas
-  CP18 - Gaps
-  Countryside
-  Winchester\_District\_Boundary
-  South Downs National Park

## Summary Map of Bishops Waltham Policies

