

Draft Winchester District Local Plan Part 2

Recommended Responses to Issues Raised

COLDEN COMMON

Introduction

1. A summary of all the representations on the draft Local Plan relating directly to Colden Common was presented to the Cabinet (Local Plan) Committee on 12 March 2014 – [report CAB2670\(LP\) 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 CAB2670(LP) records the various issues raised in relation to different parts of the Plan. It responds to some of these but in the case of Colden Common leaves those relating to the proposed allocation at Sandyfields, Main Road, and the alternatives sites put forward by a number of respondents, for further consideration. Many objections were received to the proposed allocation of a site for Travellers at Ashbrook Stables however due to the site no longer being available this allocation is recommended for deletion. This report presents all the key issues raised in relation to the Colden Common section of the draft Local Plan Part 2 (LPP2) and recommends responses on all of these, including any already subject to recommendations in CAB2670(LP).

Characteristics of the Village

3. One comment refers to the background information that provides the evidence base for the draft policies and proposals in the Plan, the data for which does note the highly significant 220 affordable mobile homes within the parish. Although the high proportion of mobile homes in Colden Common is acknowledged, indeed mobile homes provide a source of affordable dwellings to buy or rent on authorised park sites at Colden Common (Avondale Park, Glen Park and Sunningdale), this is not such a significant characteristic as to warrant a change to the Plan's policies, although it is recommended that a brief reference be included in the introduction to the Colden Common section of the Plan. Also these sites are not under threat from redevelopment therefore Local Plan Review Policy H10 (preventing the change of use or redevelopment of existing authorised mobile home parks) is not proposed to be carried forward in LPP2.

Scale of Development / Housing Requirement

4. Some objections were made to the scale of development required in Colden Common, either that it is being overdeveloped or that opportunities should be taken to exceed requirements and/or identify additional reserve sites. The requirement for "about 250 new homes" is established in Local Plan Part 1 (LPP1) in policy MTRA2. This is not precise or a ceiling and gives some leeway, however there is no need at this stage in the Plan period to aim to exceed this amount or to identify reserve sites. One of the objections asks why not develop at Twyford; however Twyford does not have a specific housing target within LPP1 and lies within the South Downs National Park (SDNP) so will be dealt with by the SDNP Authority in its Local Plan.

5. The table at paragraph 4.3.5 of the draft Local Plan set out the housing requirement and the various sources of supply – outstanding permissions and sites within the settlement boundary in the Strategic Housing Land Availability Assessment (SHLAA) - as at 31 March 2013. Some objectors question the deliverability of SHLAA sites, whether the Sandyfields allocation will deliver the amount of housing estimated and suggest that more greenfield allocations are needed. It is now possible to update this information to a base date of 31 March 2015. The table can be updated as follows, taking account of the comments made:

a. Requirement (2011-2031)

No change, this is set by Local Plan Part 1.

b. Net completions 1.4.11 – 31.3.15

4

c. Outstanding permissions at 31.3.15

28

d. SHLAA sites within settlement boundary

The only sites with capacity of 5 or more dwellings within the settlement boundary are SHLAA sites 888 and 889 (land at Clayfield Park Homes and adjoining Avondale Park) which it is recommended should be subject to a policy allocation and are considered in more detail later in this report. These sites when combined have a total capacity of 53 dwellings.

e. Windfall allowance

0.

f. Total Supply (b+c+d+e)

Taking account of the above updates the total supply remains at 85 dwellings.

g. Remainder to be allocated (a - f)

The requirement remains at 250 dwellings and the updated supply totals 85, leaving 165 units to be allocated outside of the settlement boundary.

6. Representations were made that windfalls should be allowed for and conversely that if such developments do occur they should not be considered to provide flexibility in the overall supply. Paragraph 48 of the National Planning Policy Framework (NPPF) states that, "Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply." The Council's study did not find such compelling evidence to include any "windfall allowance" in the Net Housing Requirement table for Colden Common. The updated table takes account of any planning permissions or completions that have come forward, including those defined as windfalls, therefore

the statement in the Plan regarding flexibility is appropriate as it acknowledges that although windfalls can not be predicted as a regular form of supply they can be counted as completed developments when they occur.

Site Selection / Omission Sites

7. City Council officers worked with Colden Common Parish Council and its Community Engagement Group “Commonview” to determine how the 250 homes target could be met. This took into account the views of residents and their needs and the priorities of the Village Design Statement. The first consultation workshop looked into needs and participants considered which of the potential development sites (from the SHLAA, including land outside the existing settlement boundary) would be most and least suitable to meet those needs.
8. Commonview held a meeting with developers and landowners to feedback what villages said they wanted for the future of the village. Then a further public event was held where developers had the opportunity to set out their plans and residents were asked to consider and comment on the impacts of the various site options, and to rank the sites indicating those most suitable and favoured for development. Alongside the outcome of community consultation the sites were compared using the subject based assessments undertaken by technical officers of Winchester City Council. Guided by WCC officers and the comparative assessments a development strategy centred along Main Road emerged based on the location of the most suitable sites according to their attributes and public preferences. The development strategy was then subject to consultation.
9. The comments received were reported to the Parish Council together with an amendment proposed to the development strategy for approval. That amendment was to remove a less favoured site due to further work and liaison with the agents for the Sandyfields site, which indicated that the Sandyfields site could accommodate a higher number of dwellings. The Parish Council endorsed the amended Colden Common Village Development Strategy with the proviso that the required number of homes can be accommodated on the identified sites 275/2495 and 888/889.

Site 888/889 - Land at Clayfield Park Homes and adjoining Avondale Park

10. A representation has been made on behalf of the landowner that the site comprising Clayfield Park Homes Ltd and land at Avondale Park, including additional land adjoining Spring Lane, should be subject to a formal site allocation in a policy to ensure that the site is safeguarded for future development.
11. SHLAA sites 888 and 889 have a combined site area of approximately 2.74ha and lie within the existing settlement boundary. The sites perform better than other sites in terms of the ‘key criteria’ (see Appendix 1) and are considered to be developable and in a suitable location. Both sites have “good access” to local facilities and services based on the Council’s Transport Accessibility Assessment and there is an existing site access onto Main Road to serve existing uses on site 888 at the boundary with site 889. Both sites are “least sensitive” in the landscape sensitivity appraisal being situated within the existing urban environment. The part at Clayfield Park Homes Ltd has existing uses on site, mostly open storage including caravan sales and repair, whilst the part adjoining Avondale Park is an undeveloped field plot. The proposed development would require the relocation of existing uses but jobs would not be lost

and would move with the businesses over time. As there is no public access to the open land and it is not identified as an important open space, there would be no loss of public open space; in fact development would require provision of on-site open space. A public path runs along outside the southern boundary of site 888 which has a row of protected trees and development of the adjoining land provides an opportunity to improve the path which provides a route through to the school.

12. Site 888 was “most favoured” and site 889 “favoured” in the resident’s survey. Support has also been expressed through representations for the inclusion of sites 888 and 889, but suggesting that these must be linked and include tree planting along Main Road to protect the street scene in this part of the village.
13. The approach in LPP2 has been that, as there is a general presumption in favour of development of sites within the existing settlement boundary, it is not necessary for these to be allocated in the Local Plan. However there are exceptions to this for MTRA2 settlements (Winchester is treated differently) i.e. New Alresford Policy NA2 (The Dean, 65 dwellings, commercial and parking), Swanmore Policy SW1 (Swanmore College 70 dwellings and land swap) and Waltham Chase (WC1 Morgan’s Yard, 60 dwellings, employment and school expansion). A case can therefore be made due to the existing employment uses and scale of the site that there is a need to emphasise certain requirements of development in a policy, including a contribution towards the expansion of Colden Common Primary School.
14. Whilst a comprehensive development scheme for the combined area is preferable there is potential for development to be phased to allow for the relocation of existing commercial uses. Ground conditions resulting from current uses and historic use of the Clayfield site as a brick works will require assessment to determine the extent of any remedial measures prior to redevelopment. The main point of access should be from Main Road with a secondary access from Spring Lane which would enhance the route between Main Road and Spring Lane for pedestrians and cyclists. The development layout should be planned to allow a through route for pedestrians and cyclists but not for vehicular traffic.

Site 1870 – Lower Moors Road

15. A representation has been made on behalf of developer Bargate Homes Ltd for the site fronting Lower Moors Road to be a preferred option, suggesting that it will not give rise to any unacceptable impact for the reasons set out in the representation. These are summarised as:
 - The Transport Statement demonstrates that Highbridge Road and the wider road network can accommodate the amount of traffic expected to be generated from the development without giving rise to highway capacity or safety concerns.
 - A management plan for the non-developed areas (hedgerows, woodland buffer areas, areas of tree planting) is proposed and has the potential to deliver biodiversity enhancement.
 - A mitigation strategy is identified to ensure there is no net loss to the reptile habitat.
 - A buffer of open space and additional landscaping is proposed to protect the setting of the 3 listed buildings to the east of the site.

- The site represents a logical rounding off and completion of the settlement pattern without visually encroaching into the landscape setting of the village.
 - It is available and deliverable.
16. This site lies to the north of the village within an area of open pasture (horse grazing) land divided by wire fences. The site has “good access” to local facilities and services, based on the Council’s Transport Accessibility Assessment, and access could be provided from the northern section of Lower Moors Road although a pavement would be needed here.
17. The site is considered to be “moderately sensitive” in the landscape sensitivity appraisal with potential impacts on the effectiveness of the landscape separating Colden Common and Twyford. A public bridleway crosses through the site from east to west which gives long views from the edge of Colden Common north towards Twyford. The northern boundary of the site is not defined by any substantial landscape or other feature, and would need to be artificially created to contain the development.
18. This site was “least favoured” in the residents survey. A planning application for development of this site for 45 dwellings was refused on 19 December 2014 and a revised application submitted 22 May 2015. Overall this site is amongst the worst performing of the allocated or ‘omission’ sites based on the key criteria assessed at Appendix 1. It is less suitable than the sites proposed for allocation (888/889 and 275/2495) on most criteria.

Site 1871 / 2561 – Church Lane

19. A representation has been made on behalf of developer Bloombridge Residential Ltd that Policy CC1 should be recast to include about 45 dwellings at Church Lane. The representation claims that a reduced scale ‘Garden Village’ concept will be more sustainable than the Sandyfields Site because it is unaffected by the National Park; is a short (800m) walk to the schools and services with the only main road to cross being Church Lane where a safe pedestrian crossing point is offered and possibly some related traffic calming measures which would also slow traffic. The site promoter suggests that visibility splays are good, the land is generally free from environmental and ecological constraints and very few properties will be affected directly. The proposed development also seeks to address the limited public open space in the south of the village through the provision of a community orchard, allotments and a major new ‘Country Park’ (forming a soft southern boundary).
20. Based on the reduced scale of development now proposed, where residential development would only cover the northern half of the site, this site has “good” access to local facilities and services, based on the Council’s revised Transport Accessibility Assessment. A new access onto Church Lane would be required.
21. The site forms part of an area of open countryside and farmland to the south of the village. While the proposed area for built development would not extend as far south as the public footpath which runs east west between Main Road and Bishopstoke Lane the smaller part of the site (1871) is considered to be “highly sensitive” in the landscape sensitivity appraisal and the remainder and larger part (2561) is considered “most sensitive”. This is in terms of adverse impacts on the rural

landscape and potential effectiveness of the landscape which separates Colden Common, Fair Oak and Bishopstoke.

22. The combined site was promoted by the prospective developer through the early stages of public involvement but was “not favoured” in the residents survey. Overall, sites 1871 and 2561 perform moderately against the key criteria assessed at Appendix 1, but less well than the sites proposed for allocation (888/889 and 275/2495). In particular, they are less well related to the built-up area, involve undeveloped greenfield land, and would have a greater landscape impact.

Site 1874 – Land east of Highbridge Road

23. A representation has been made on behalf of developer Welbeck Strategic Land LLP that land east of Highbridge Road should be included in a revised policy CC1 with up to 70 dwellings allocated on the northern part of the site and informal recreation on the southern field. The representation considers this site is the most appropriate strategy to accommodate housing growth at Colden Common, to replace or supplement the Sandyfields site, because:
- The site is contained by the triangle formed by Main Road, Highbridge Road and Church Lane; is physically and visually separated from the open countryside and the settlement form of Colden Common would be respected.
 - The future residents would not be physically severed from the settlement by a busy road, unlike Sandyfields.
 - The site is located adjacent to the shops and primary school which are the main facilities within Colden Common and would be readily accessible to the future residents.
 - The site can provide the opportunity to deliver the type of informal open space required to meet a demonstrable need within Colden Common.
24. This site has “excellent access” to local facilities and services based on the Council’s updated Transport Accessibility Assessment (relating to the smaller area now promoted) and site access can be provided via Spring Lane.
25. The site as a whole consists of two fields which slope westwards giving views towards Brambridge Park. The landscape sensitivity appraisal considers the site to be “highly sensitive” in terms of adverse visual impact on the historic setting of Brambridge Park which is part of the SDNP, from where development would be visible. The site has a number of protected trees around the existing field boundaries and a public footpath runs along inside the southern boundary of the site.
26. The site lies within a minerals safeguarding area and it was “least favoured” in the residents’ survey. An outline development proposal for 70 dwellings and a utilities building with associated landscaping, access, drainage and internal roads was refused on 15 September 2014. Overall, this site performs moderately against the key criteria assessed at Appendix 1, but less well than the sites proposed for allocation (888/889 and 275/2495). In particular, it involves undeveloped greenfield land and would have a greater landscape impact.

Site 2389 – land adjoining Glen Park

27. A representation has been made on behalf of the owners of land adjoining Glen Park that it should be included in the Plan as it was one of those “most favoured” by residents. Also that a second allocation policy should be included in the Plan for flexibility and to spread sites, should deliverability come into question. The owners have commissioned an independent ecological review of the site the preliminary findings of which it is claimed indicate that there are some less ecologically sensitive areas on the site that could be developed to provide 15-20 dwellings. The representation suggests that through a suitable planning application an ecological management plan could be secured and that this could improve the ecological value of the site as well as offering a greater degree of protection.
28. The entire area of the site is designated as a Site of Interest for Nature Conservation (SINC) which was the primary reason for its exclusion from the final development strategy. While the owners’ planning agent has provided some information from preliminary ecological findings, the aims of Policy CP16 of the LPP1 cannot be demonstrably met by promoting the SINC as a site for future development, based on the limited evidence available. The policy specifically states that development will be supported where it maintains, protects and enhances biodiversity with regard to maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change. This is considered to be consistent with the NPPF and Biodiversity 2020: A strategy for England's wildlife and ecosystem services. It therefore remains difficult to see how the policy requirement for a “net gain in biodiversity” would be served by allowing the loss of part of the SINC for development.
29. Overall this site performs poorly against the key criteria assessed at Appendix 1. Although it was supported through the public consultation, its SINC status was not made clear at that stage and is a major constraint. It is less suitable than the sites proposed for allocation (888/889 and 275/2495) on most criteria.

Site 2494 – Main Road

30. A representation has been made on behalf of developer Bargate Homes Ltd that the site lying to the east of Main Road on the northern side of the village should be preferred to the Sandyfields site to meet part of the housing requirement (31 dwellings) at Colden Common, based on assessment of the evidence base. Reasons are summarised as:
- Transport Assessment: Main Road and the wider road network can accommodate the amount of traffic that the development would generate without giving rise to highway capacity or safety concerns.
 - Landscape and Visual Impact Assessment: development of this site would be entirely consistent with the surrounding urban fringe land uses and not have a significant impact on the wider landscape setting of the village and the SDNP.
 - Ecological assessment and surveys identified potential for protected species: mitigation measures are proposed to protect these, hedgerows and trees.
 - Development can be set back into the site behind new landscaping along the site’s frontage to minimise impact on the setting of the listed buildings across the road.

31. Although having “good access” to local facilities and services based on the Council’s Transport Accessibility Assessment the site is “highly sensitive” in the landscape sensitivity appraisal. Development of this site would extend the built up area of the village northwards into the landscape separating Colden Common and Twyford. The sparse ribbon development opposite the site includes 3 Listed Buildings. However it was “favoured” in the resident’s survey.
32. Whilst this site was originally included as a preferred site within the development strategy put forward by Commonview, it was later omitted prior to the Parish Council’s recommendation to the City Council. This followed further discussions with the promoters of the Sandyfields site and the conclusion that this site could accommodate increased housing capacity, obviating the need to allocate site 2494 which was recognised as a less favoured, but not necessarily unsuitable, location for new housing. This decision is justified as the site is amongst the worst performing of the allocated or ‘omission’ sites based on the key criteria assessed at Appendix 1. While it performs moderately against many of the key criteria assessed at Appendix 1, it rarely performs well and is less suitable than the sites proposed for allocation (888/889 and 275/2495) on most criteria.
33. A planning application for development of this site for 31 dwellings was refused on 28 November 2014 and a revised application submitted 22 May 2015.

Site Allocation - Policy CC1 - Main Road Housing Allocation

34. Taking account of completions, permissions and confirmed SHLAA sites within the village, including sites 888/889) the remainder to be allocated must be found on site(s) outside the existing settlement boundary.
35. Other than sites 888/889, which are now also proposed to be allocated, this site (275/2495) scores best or equal best on many of the key criteria (see Appendix 1) and has also received significantly higher levels of community support than other sites. It performs relatively poorly in terms of relationship to the settlement, like most other sites outside the settlement boundary, but much of the site has been previously used. It also scores less well than most sites in terms of accessibility to facilities, but nevertheless, is well located and accessible to a range of facilities.
36. Further work undertaken by both WCC officers and consultants for the developer has confirmed that, taking account of constraints, the environment of the surroundings, ecology issues and requirements for open space on the site, the combined area of sites 275 and 2495 can accommodate the required number of dwellings with a suitable mix and density. Accordingly, it should be retained as a proposed site allocation for Colden Common, subject to any changes that are necessary to the details of the allocation policy (CC1).
37. The representations on policy CC1 are equal in number in terms of support and of objections to the allocation. Supporters of the policy make comments including: it is the best option; that it reflects the outcome of extensive village consultation; that it is largely a brown field site and preserves other greenfield sites; it would not have a significant visual impact from Main Road; there is existing access and can facilitate traffic management along Main Road; easy access to village centre, school and community centre; community use of the woodland at Stratton’s Copse will benefit the village; water run-off should not be a problem; no adverse effect on the River

Itchen; development will rebalance the village; good footpath links to Boyes Lane Park; site is developable with no overriding constraints and capable of providing 165 homes; substantial landscaping along the boundary with Glen Park can protect the privacy of residents of the mobile home park.

38. Those objecting do so for a range of reasons including concerns about the earlier consultation process (see 'Other Issues' below), and objections claiming an adverse impact on the South Downs National Park, the character and setting of the settlement and nearby listed buildings; severance of the site from facilities and the difficulty of crossing Main Road; traffic impact; threat to Stratton's Copse; the scale of the development is too large and should be spread across more sites; constraints on site will reduce the developable area; impact on facilities and services; potential impact on archaeology; water infrastructure required; and the loss of caravan storage.
39. A number of objections are made by promoters of alternative sites giving reasons why they consider the allocation at Sandyfields should be replaced or reduced and supplemented. Further work has been undertaken by developers for the Sandyfields site in support of a planning application in consideration of the issues raised regarding constraints and site capacity, to illustrate that the required housing mix and numbers can be accommodated in a suitable layout. Other matters raised in objections are discussed below according to the headings within the Local Plan policy.

Access

40. Traffic impact along Main Road particularly and within the village generally is a main concern of objectors to policy CC1. Some respondents have suggested that development should be more dispersed through the village to reduce the impact on the highways during the peak period however the Transport Assessment indicates that this would not be the case. Twyford Parish Council considers that any development in Colden Common would have an adverse effect on Twyford from increased traffic along the corridor to Winchester and the M3 and suggests that specific funding for improvements of the infrastructure through Twyford including cyclepath provision should be included in the Plan and allocated from the Community Infrastructure Levy (CIL). Owslebury Parish Council also commented on the need to improve the road between Fair Oak and Winchester as congestion often causes traffic to divert through Owslebury.
41. Strategic-level transport assessment was undertaken in relation to Local Plan Part 1 and was taken into account in setting the development strategy and settlement housing targets. The Local Plan sets out requirements for transport measures to accommodate the development and future planning applications will need to undertake more detailed assessments and implement detailed measures to address the impacts. An updated assessment of the cumulative impacts of the draft LPP2 allocations on the B2177/B3354/B3335 corridor indicates that this route has the capacity to cope with the additional development proposed however there are some junctions which are at capacity during the morning peak or will reach capacity by 2031. One of these junctions is at Church Lane where it may be necessary for localised widening of the Main Road approaches to the junction. However this will be an issue to be determined through planning applications and their associated transport assessments since it is not possible at the present stage to determine

precisely the impact of specific LPP2 sites from the cumulative effect in addition to the background traffic growth. In any case, this route is not designed to deal with motorway level traffic so congestion will arise, however, when traffic diverts to avoid problems on the M3. The allocation of funding from the CIL is a separate procedure from the Local Plan.

42. The alleged severance by Main Road of the site from many of the facilities in the village is also a main area of objection to the allocation of the Sandyfields site in policy CC1. While there are other sites that are closer to the local centre and primary school, this is partly a factor of the size of the site and the fact that its accessibility was measured from its furthest point. The site is still considered by the Colden Common Transport Accessibility Assessment to have “adequate access” to these facilities while access to bus stops is excellent. There are also some facilities and an employment area on the eastern side of Colden Common, to which this site is more accessible than many others.
43. The site already has the benefit of existing access onto Main Road with wide visibility splays which offers potential for the access point to be relocated a few metres to the south. The policy requires the provision of crossing arrangements which will address the severance issue and enable easier access to facilities on the other side of the road, including the footpath network through to the school and local centre.
44. Regarding traffic impact, further information including surveys and modelling have been undertaken by the developer’s consultant in response to concerns and requests from the highway authority for additional information to be submitted in support of the planning application (reference 14/01993/OUT). This does not give rise to any changes being needed to the requirements of policy CC1 in this respect.

Landscape

45. Several responses refer to the adverse impact on the landscape of the South Downs National Park and its setting. The eastern side of the site adjoins the boundary of the South Downs National Park, which in this area is covered by ancient woodland to which there is currently no public access.
46. The Landscape Sensitivity Appraisal for Colden Common was taken into account in the site selection process. Site 275/2496 is classified as ‘moderately sensitive’ in landscape terms. Most of the alternative sites outside of the settlement boundary are assessed as ‘highly’ or ‘most’ sensitive. Apart from the existing developed frontage, site 275/2495 cannot be seen from Main Road. From the closest part of Colden Common Park the existing caravan storage can be glimpsed through the trees a couple of fields away.
47. Given that the site already has existing uses, with the caravan storage already close to the boundaries of the site, the change and thus the impact within the landscape of development will be less than if the alternative greenfield locations around Colden Common are developed. The policy requires the retention and reinforcement of planting along the boundaries of the site which will provide further screening from the Colden Common Park and the neighbouring residences, including the nearby listed buildings.

48. The National Park Authority welcomes the requirement for a sympathetic boundary treatment to ensure that there is no detrimental impact on the landscape of the National Park but suggests a specific development requirement is included in this policy for a graduated approach to housing density and layout to reflect the transition between urban and rural thus avoiding a harsh edge to the development. This is considered to be a reasonable approach that can be accommodated within a site of this scale. Therefore, it is recommended that Policy CC1 and its explanatory text are amended to minimise the impact on the National Park and wider landscape.

Green Infrastructure & Open Space

49. A key element of this allocation is to include the management of the adjacent ancient woodland of Stratton's Copse as natural green space and part of the green infrastructure provision associated with the development. Stratton's Copse lies within the National Park and is part of a larger area of woodland (Park Copse). A number of representations are concerned that the proposed development will threaten Stratton's Copse if it is used to meet the site's public open space requirements, and that public access would have a detrimental effect on the ecology and biodiversity of the woodland contrary to the advice for Ancient Woodland issued by Natural England.
50. The National Park Authority welcomes the offer of the copse to the community as a recreational open space. Natural England has noted that Stratton's Copse is "wet woodland" and as such is likely to be significantly less suitable for recreation than dry woodland but has not objected to public use of the woodland as such. Indeed the representation supports the comments made by the National Park Authority for public access with permissive paths throughout the whole of Park Copse and suggests that these should link to the public right of way network at the north east corner of Park Copse. A single Forestry Commission approved management plan for the whole woodland area is also recommended by Natural England as suggested by the National Park Authority. Natural England has suggested that the policy should be far more specific in what is required by way of green infrastructure and biodiversity management.
51. Ecological assessment is ongoing associated with a submitted planning application, but has confirmed the presence of protected species (badgers, bats and great crested newts) on the site. While LPP1 policy CP16 on biodiversity ensures new development will avoid adverse impacts, or they are appropriately mitigated, Policy CC1 and supporting text is supplemented to ensure consistency with the NPPF paragraph 117 ("promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations").
52. Within Colden Common there is a shortfall of most types of open space except for sports grounds and allotments. There is a need to find a balance between enabling public access to areas for informal recreation and natural green space and the conservation of protected species and other flora and fauna and their habitats. Amended policy wording and supporting text aims to address this balance and also to enhance and improve access to green infrastructure on and around the site as suggested in the Sustainability Appraisal. Park Copse lies outside the Local Plan area therefore it is not possible to include it within the allocation. However reference is made in the supporting text to the intention for collaborative working with the

National Park Authority, Colden Common Parish Council, woodland owners and developers of the Sandyfields site to develop a management plan for the whole woodland that includes public access to connect to the wider public rights of way network.

Infrastructure

53. A small number of respondents made objections relating to pressures on existing infrastructure and facilities, highlighting the impact of development on school places and the doctor's surgery. Regarding Colden Common Primary School, an extension is currently under construction to increase capacity to 1½ form entry to cope with current demands, but Hampshire County Council's Children's Services has advised that another expansion by a further ½ form entry is needed for new pupils arising from the developments in LPP2. There is room on the current school site for this, but HCC has requested S106 contributions be provided towards this extension by new developments. Colden Common Surgery now has 4 doctors and is currently accepting new patients.
54. Southern Water's assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development, involving making a connection to the local sewerage network at the nearest point of adequate capacity at a cost to the developers. Although Policy CP17 of Local Plan Part 1 covers the matters raised, following further discussion with Southern Water the following wording is added to the policy under 'infrastructure': "provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider."
55. There is sewerage infrastructure crossing the site that needs to be taken into account when designing the proposed layout. Southern Water has agreed that the recommended easement width of 6 metres is a matter which can be considered through a planning application. However it has been taken into account when considering the capacity of the site, such that it is not an overriding constraint and the required level of development can still be accommodated.
56. The site is not within a high or medium flood risk area and has no known history of flooding and neither the Environment Agency nor Southern Water has highlighted any concerns about flooding. Surface water will need to be dealt with on site and the multifunctional open space within the site should allow for sustainable drainage systems to be implemented in accordance with Local Plan Part 1 policy requirements (CP17). No adverse comments have been received from Portsmouth Water concerning water supply or the Environment Agency concerning groundwater, which are also covered within Policy CP17.

Other site specific issues

57. The Sustainability Appraisal suggests that specific requirements could be put in place to enhance heritage features where these are in close proximity to an allocated site. The Historic Environment Assessment refers to the grade II listed Manor House, Granary and Barn at the farm to the north of the site, and that plenty of trees surround their setting so harmful impacts from development are unlikely. The policy requires boundary planting to be enhanced in any case.

58. English Heritage, now Historic England, made a representation concerning the archaeological impact of development with a reference to the site having potential for previously unrecognised remains and features associated with prehistoric occupation of this area. The representation suggests that policy CC1 should include a new heading 'heritage' or 'archaeology' and a development criterion to read "preparation of a comprehensive archaeological assessment to define the extent and significance of any archaeological remains and provide for their preservation or recording as appropriate". Further advice has been sought from Historic England and specialist advisers at WCC and HCC. The site has archaeological potential due to finds elsewhere in the locality, however it is not anticipated that the impact of any archaeological remains would be such as to reduce the scale of development. As this issue is already covered by Policy DM26 on Archaeology, it is recommended that the suggested sentence is included in the supporting text to the policy.
59. A couple of representations refer to the loss of caravan storage. The closure of the caravan storage facility at Sandyfields is a business decision for the owners to make. It does not require the Plan to make alternative provision nor constitute a reason to reject the proposed development.
60. One representation suggested the provision of a petrol station on the site, however no comments or evidence of need for a filling station at Colden Common have been provided by fuel retailers.

Site Allocation - Policy CC2 – Travellers' Site

61. A considerable number of representations raise objections to the proposed allocation for permanent gypsy and traveller accommodation at Ashbrook Stables and some suggested alternative locations. Normally, further work would need to be undertaken on the various points raised in the representations, including sustainability appraisal. However, due to a change in ownership, this site is no longer available for travellers' pitches. Therefore, as the proposed allocation would not be deliverable, it would not meet the requirements for 'soundness', and the Cabinet (Local Plan) Committee on 12 March 2015 agreed that policy CC2, its supporting text and allocation on Map 2, be deleted from the Plan.
62. However the need permanent pitches for Travellers, as identified in the Travellers Accommodation Assessment for Hampshire (2013), remains within Winchester District. This will be dealt with when the ongoing site assessment study is completed, the outcome of which will be reported to a future meeting.

Other Issues - Public Consultation

63. A number of comments and objections were received suggesting there was insufficient consultation and lack of publicity regarding the proposal to include a Travellers' site in the Plan. Concerns were expressed that WCC had not consulted with the local community or the Parish Council on this matter prior to the publication of the draft Local Plan; and that previous consultation by 'Commonview' referred to the suitability of this site for housing and did not mention travellers and a specific site has been identified at Colden Common prior to a full and proper assessment of all potential sites for travellers within the District.

64. Nearby residents along Main Road and Hensting Lane also complained that they were not directly informed of the proposal by mail, leaflet or site notice which is the norm for a planning application, so people were given insufficient time to comment.
65. The draft LPP2 was published for a 6 week period of consultation which is normal for planning documents, consistent with the Council's Statement of Community Involvement (SCI) and statutory requirements. The Plan was in the public domain some weeks prior to that, when published for the Cabinet's consideration. There was wide publicity of the Plan in various formats including leaflets to households. Specific mailing, as with neighbour notifications for planning applications, is not required by either the SCI or statute. To have highlighted the proposed traveller site over other development proposals would have implied some discrimination, especially as the proposal is very small in scale compared to the Sandyfields site allocation for 165 dwellings.
66. A couple of objectors (seeking the allocation of alternative or additional sites) have disagreed with the interpretation by Commonview of the community's preferences expressed through the various consultation exercises that were undertaken during 2013 and the weight that has been given to outcome in the light of the relatively small number responding to the consultations. In fact several opportunities have been given for the local community to get involved in preparing the development strategy for Colden Common, including the consultation period on the draft LPP2 itself. There is no vote or referendum, unlike the preparation of Neighbourhood Plans, however the recommendations from Commonview have taken account of the results from the consultation in which site 275 overall was found to be one of 3 that were "most favoured". Of the other two sites, 888 is included in the strategy and now proposed as an allocation, and site 2389 was discounted due to it being designated a Site of Importance for Nature Conservation. Consultation on the draft Local Plan confirms that the Sandyfields site has a substantial level of support, albeit that there are also objections.

Other Issues – Settlement Boundary

67. The need for some limited amendments to the settlement boundaries is set out in Chapter 2 on Meeting Development Needs, with the detailed justification and background be given in the Settlement Boundary Review 2014 supporting evidence paper. As the development needs identified in Local Plan Part 1 cannot be met within the existing settlement boundaries of the larger villages, boundaries have been redrawn to accommodate the site allocations. Where some apparent anomalies exist, such as boundaries that cut through the gardens of some residential properties, these have been considered against a consistent set of criteria.
68. One particular change which has given rise to a couple of objections has also been followed by further representations made to the Parish Council, requesting that the boundary which bisects the rear gardens behind a number of properties to the east of Main Road (i.e. the northern part of SHLAA site 2497) should remain in its current position. This view is supported by the Parish Council, as set out in a letter dated 22 April 2015. Further consideration has been given to the settlement boundary in this location, resulting in an addendum to the Settlement Boundary Review and recommendation not to amend the settlement boundary in this location. The Settlement Boundary Review uses a number of principles and criteria to aid consideration as to whether gardens and other features on the edge of settlements

should be within or outside of the settlement boundary. In this particular case, based on the type and maturity of the trees within the gardens, their proximity and relationship to the adjoining SINC (designated ancient woodland) and their visibility from surrounding public places, it is considered that the large gardens and other open areas visually relate to the countryside rather than the settlement. Therefore the existing (2006 Local Plan) position of the settlement boundary remains appropriate.

Appendix 1 – Assessment of Policy CC1 and Omission Sites

Chapter 2 of the draft Local Plan set out the site selection assessment methodology, starting with initial site sieving, assessment against various evidence studies and data, and selection of preferred sites. A series of 'key criteria' are set out for the final selection stage, including community consultation results, and the 'Housing Site Assessment Methodology' document was published alongside the draft Local Plan to set out the means used to assess the potential site allocations in more detail. The factors taken into account when selecting sites for Colden Common generally reflect the 'key criteria' and are set out below for comparison between the sites.

The report of the public consultation included a table showing how the shortlisted sites performed against the factors referred to in the consultation questionnaire. This is updated below to refer to the 'key criteria' and to cover the areas now raised through consultation on the draft Local Plan (including previously shortlisted sites).

Key Criteria	Assessment	Evidence Source
Is the site within the settlement boundary?	The capacity of Colden Common to accommodate further housing development within the existing settlement boundary has been assessed. Taking account of the sites 888 and 889 at Clayfield Park Homes and adjoining Avondale, which lie within the existing settlement boundary (and are subject to a proposed new site allocation), it is estimated that about 165 dwellings need to be developed by allocating a site (or sites) outside the existing settlement boundary. Neither the proposed allocation at Sandyfields, Main Road nor any of the other 'omission' sites are within the settlement boundary.	Updated table of housing supply at paragraph 4.3.5.
If not, is the site adjacent to the existing settlement boundary and well related to the pattern of development?	<p>Site 1874 has two sides of the site adjacent to the settlement boundary and is the most 'contained' by existing development and the roads that surround the greater part of the village of all the sites lying outside the current boundary.</p> <p>Sites 275/2495 have existing uses and constitute previously developed land. The undeveloped part of site 275 was subject to planning consent for the extension of the caravan and mobile home storage facility which was not implemented.</p> <p>Site 275/2495 adjoins the settlement boundary of Colden Common, as do the all the alternative green field sites that are</p>	Inset Map 3 - Winchester District Local Plan Review

Key Criteria	Assessment	Evidence Source
	<p>outside the existing boundary, but has the advantage of being in part previously developed and has existing removable uses over much of the area, compared to the rest which are greenfield sites.</p> <p>Accordingly, site 1874 performs best on this criterion, with site 275/2495 performing next best and all other sites poorly.</p>	
<p>Are there physical constraints on the site? e.g. within a medium-high flood zone, overhead power line</p>	<p>None of the sites lie within a medium-high flood risk zone.</p> <p>Site 1874 lies wholly within, and site 1870 partially within, a Minerals Safeguarding Area (MSA) as set out in the Hampshire Minerals & Waste Plan (HMWP). (Mineral resources are safeguarded to ensure needless sterilisation from other non minerals development and prior extraction can be required where economically viable to do so.)</p> <p>Site 1874 has a number of protected trees around the site boundaries within the site along a hedgerow. Site 888 has a Tree Preservation Order (TPO) along its southern boundary and site 2494 has a TPO area adjoining its northern boundary.</p> <p>Colden Common lies on the gravel terrace of the Itchen within an area of archaeological potential. Development of any of the sites (except 888/889) may impact on buried archaeological remains and features associated with prehistoric occupation of the area. However appropriate archaeological mitigation measures (archaeological investigation and recording) can best be secured through conditions at the planning application stage.</p> <p>Site 275 has underground sewerage infrastructure running down the eastern edge of the site which requires an easement width of 6m. This makes a positive contribution as the area to be kept free of development can be wider, accommodating public open space, wildlife and a buffer to the National Park</p>	<p>Colden Common Constraints Map</p>

Key Criteria	Assessment	Evidence Source
	<p>whilst still achieving 165 dwellings on site. Site 1870 has an adopted sewer that runs diagonally across the site.</p> <p>In conclusion, most sites have no overriding physical constraints that can not be avoided or mitigated through layout and detailed design. Site 1874 is most affected by constraints, with sites 888, 1870 and 2494 affected to a limited extent. Other sites have no physical constraints and perform best on this criterion.</p>	
<p>Are there national or local policy designations? e.g. Site of Special Scientific Interest, Scheduled Ancient Monument</p>	<p>The South Downs National Park (SDNP) wraps around Colden Common to the west, north and east of the village. The eastern boundary of site 275 adjoins the SDNP and some comments have been made that this site has a greater impact on the SDNP than the alternative omission sites.</p> <p>Brambridge Park is a Historic Park (within the SDNP) and lies across the road on the western boundary of sites 1870 and 1874.</p> <p>Site 2389 is a designated Site of Interest for Nature Conservation (SINC). The woodland adjoining Site 275 is also a SINC although policy (CC1) aims to ensure management and enhancement of the woodland while allowing some public access.</p> <p>Accordingly, site 2389 performs worst in terms of this criterion, being subject to a nature conservation designation. Sites 275, 1870 and 1874 adjoin designated areas so perform moderately, whilst other sites are not affected and perform best.</p>	<p>Colden Common Constraints Map</p>
<p>Is the site close to existing facilities & services?</p>	<p>Site 1874 has been reassessed in relation to the smaller site area now promoted and is now rated as 'excellent' in terms of accessibility. Sites 888, 889, 1870, 1871, 2389, 2494, 2495 and the northern part of 2561 are assessed as having 'good' accessibility to local facilities and services in the WCC's Transport Accessibility Assessment (Sept 2013), with sites 275 and</p>	<p>Colden Common Transport Site Assessment and Accessibility Map</p> <p>Transport Site</p>

Key Criteria	Assessment	Evidence Source
	<p>the southern part of 2561 being 'adequate'.</p> <p>Apart from the frontage of the site adjoining Main Road, Sandyfields overall is not the most accessible in terms of its proximity to shops and the primary school due to the significant size and shape of the site; however its proximity to bus services is rated as "excellent".</p> <p>Site 275 is the closest to the largest area of public open space – Colden Common Park – which includes facilities for play, sports and natural green space.</p> <p>Therefore, site 1874 preforms best in terms of accessibility, with sites 888, 889, 1870, 1871, 1874, 2389, 2494 and 2495 being moderate and sites 275 and 2561 performing worst.</p>	Assessment Addendum
Is there good access onto the site?	<p>Sites 275/2495 and 888/889 have existing access from Main Road where visibility requirements can be met.</p> <p>New access would be required to sites 1870, 1871/2561, 1874, 2389 and 2494 but could be provided to meet visibility requirements. Providing new access to sites 1871/2561, 1874 and 2389 could have some or severe impact on landscape / vegetation.</p> <p>In conclusion, sites 275/2495 and 888/889 perform best on this criterion, having existing uses and therefore existing access which is considered suitable in terms of visibility splays. Other sites require provision of access onto the site and are likely to be acceptable subject to appropriate access design for visibility splays. Sites 1871/2561, 1874 and 2389 perform worst as the creation of accesses for these sites would have varying degrees of impact on landscape / vegetation.</p>	Colden Common Transport Site Assessment and Accessibility Map
Would the development detract from the landscape,	Long views exist across Brambridge Park (within the South Downs National Park) to/from site 1874, southwards into open countryside and Stoke Park to/from site	Colden Common Landscape Sensitivity

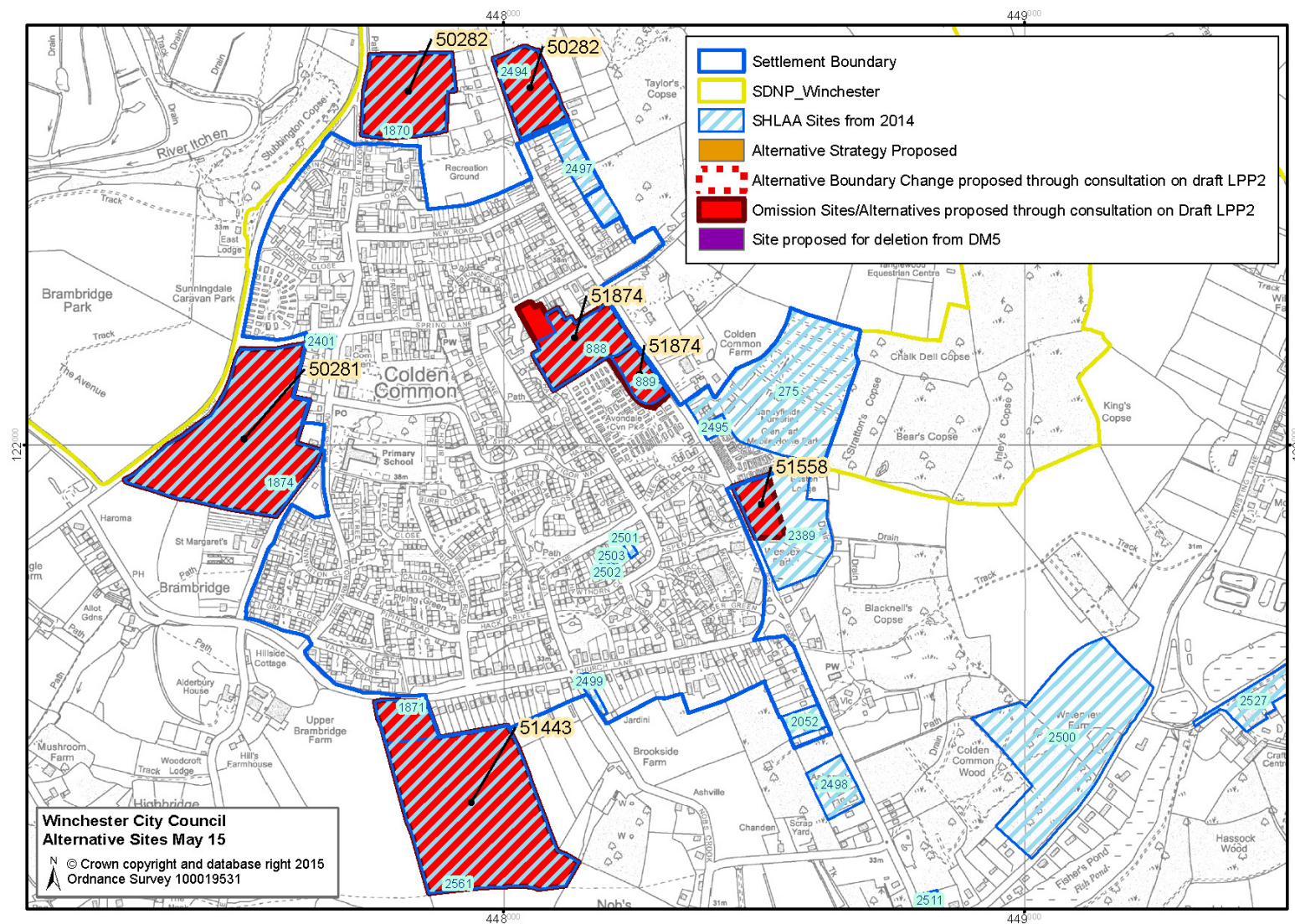
Key Criteria	Assessment	Evidence Source
important views and historic environment of the surrounding area?	<p>1871/2561 and northwards towards Twyford (within the National Park) to/from site 1870. Short views extend from Main road across site 2494.</p> <p>Views into and out of site 275 (including from the National Park) are contained due to surrounding woodland and mature hedgerows, apart from the existing developed frontage on Main Road. From the closest part of Colden Common Park the existing caravan storage can be glimpsed through the trees a couple of fields away.</p> <p>Sites 888/889 are contained within the existing built up area. The Landscape Sensitivity Appraisal therefore assessed sites 888/889 as “least sensitive”. Sites 275/2495 and 1870 are “moderately sensitive”; sites 1871, 1874 and 2494 are “highly sensitive” and site 2561 is “most sensitive”.</p> <p>Colden Common has no Conservation Area but there are a number of listed buildings the settings of which could be impacted by development nearby.</p> <p>The Historic Environment Assessment for Colden Common indicates that sites 888/889 have low archaeological potential and are rated ‘green’. All other sites are graded ‘amber’ due to their archaeological potential.</p> <p>On the west side of Main Road (northern end) are a number of listed buildings, including The Malt House (Grade II), King Charles Cottage (Grade II) and Yew Tree Cottage (Grade II) the setting of which may be affected by development of sites 1870 (to the rear) and 2494 (opposite).</p> <p>Colden Common Farm, which adjoins site 275 and lies opposite site 889, includes a Grade II listed Manor House, Granary and Barn; however plenty of trees surround their setting so harmful impacts from development are unlikely.</p>	<p>Assessment</p> <p>Colden Common Historic Environment Assessment</p>

Key Criteria	Assessment	Evidence Source
	<p>Development in the north west corner of Site 1871 may impact upon the setting of the Grade II listed Keepers Cottage which is obliquely opposite the site.</p> <p>Site 1874 lies opposite Brambridge Park which includes the Grade II* listed Brambridge House.</p> <p>Sites 1870, 1871/2561, 1874 and 2494 are therefore graded “amber” in the Historic Environment Assessment for conservation while sites 888, 889, 2389 and 2495 are “green” and 275 is “green/amber”.</p> <p>In conclusion, sites 888/889 perform best on this criterion, being least sensitive in landscape terms and of low archaeological potential. Sites 275/2495 perform moderately, followed by 1870 and all other sites perform worst on this criterion.</p>	
Can the site contribute to meeting other identified needs?	<p>The main local need which has been identified, and which the shortlisted sites were asked to consider, is open space. The Colden Common Open Space Assessment indicated shortfalls in all categories of open space apart from allotments and sports grounds and this is confirmed by the more recent Open Space Strategy 2014.</p> <p>The Local Plan allocation of site 275/2495 includes a substantial area of natural green space at Stratton’s Copse. Informal green space and equipped children’s play space provision can be made within the site.</p> <p>Other sites (including 888/889 when combined) are all large enough to provide additional open space in principle, other than possibly site 2494, where on-site provision would be likely to reduce the dwelling capacity somewhat. Provision beyond the requirements of the new development is offered by sites 1871/2561, 1874 and 2389 although the latter has ecological attributes which would need to be protected.</p>	Colden Common Open Space Assessment and Open Space Strategy 2014

Key Criteria	Assessment	Evidence Source
	<p>It is, therefore, likely that most of the sites would be able to contribute towards shortfalls of open space, with the possible exception of 2494. Sandyfields is physically close to the Colden Common Park sports and recreation area, although access at present is circuitous. However the site has the best opportunity of any of the sites to improve access to these facilities.</p> <p>Development in the village will require the further expansion of the Colden Common Primary School to provide additional places. The school is currently being expanded to increase provision by 0.5 form of entry for a maximum of 315 pupils (1.5 form of entry). HCC Children's Services advises that another expansion with further ½ form entry will be needed for LPP2 development and will be requesting S106 contributions through planning obligations. The school has been planned so that it may be extended to 2 forms of entry and all sites would be expected to contribute to this.</p> <p>Accordingly, all sites perform well on this criterion, apart from sites 2389 and 2494.</p>	
Would the development maintain the generally open and undeveloped nature of the gap between neighbouring settlements?	<p>There are no designated Settlement Gaps around Colden Common. Sites 1870 and 2494 are within the landscape that separates Colden Common from Twyford. Whilst this area has no designated local gap status these sites would extend the village further north towards Twyford.</p> <p>Therefore, all sites perform well on this criterion, although 1870 and 2494 are somewhat less so.</p>	Inset Map 3 - Winchester District Local Plan Review
How did the site rate in community consultation responses?	<p>There has been substantial consultation, including a number of events held by the Parish Council's Community Engagement Group "Commonview", on the potential sites:</p> <ul style="list-style-type: none"> • Community Engagement Workshop, 9 February 2013 • Community Engagement Event, 21 	Commonview Report on Development Strategy 2 Oct 2013 Report to

Key Criteria	Assessment	Evidence Source
	<p>July 2013</p> <ul style="list-style-type: none"> Community drop-in event, 29 September 2013 Development Strategy Consultation, Oct - Nov 2013. <p>The Community Engagement Workshop (Feb 2013) included an exercise where participants were asked to rate the SHLAA sites according to their considered suitability for development. Of the sites considered (which did not include sites 2494 and 2561) Sandyfields site 275 scored the highest and site 1874 was considered the least suitable for development.</p> <p>At the Community Engagement Event (July 2013) participants were presented with a number of statements about the impact of potential development sites (including sites 2494 and 2561) on the environment of the village. Analysis of the responses produced a ranking of the sites from most to least favoured by residents, as follows:</p> <p>“Most favoured” – sites 275, 888 and 2389; “Favoured” – sites 889 and 2494; “Not favoured” – site 1871/2561; “Least favoured” – sites 1870 and 1874.</p> <p>Accordingly, sites 275, 888 and 2389 perform best on this criterion, with sites 889, 2494 and 1871/2561 performing moderately, and sites 1870 and 1874 being worst.</p>	<p>Colden Common Parish Council 3 March 2014</p>

Map of Omission Sites



Appendix 2 – Proposed Changes to Local Plan Part 2

4.3 COLDEN COMMON

Location, characteristics & setting

4.3.1 Colden Common is a thriving village located to the south of Winchester ~~between Winchester and Eastleigh~~ and on the outskirts of the South Downs National Park. It has a mix of housing, including mobile home parks, and employment development such as Wessex Business Park. It is close to many remnants of ancient woodland, originally part of the former Forest of Bere. The approach to the village is predominantly rural, and the main areas of housing are largely concealed from the main through roads (B3354 and B3335) which provide connections to Winchester, Eastleigh, Fair Oak and Bishop's Waltham. The triangle formed by Main Road, Highbridge Road and Church Lane broadly contains the main developed area of the village. The avenue of lime trees leading from Highbridge Road to Brambridge House, west of the village, is one of the largest in Hampshire. These aspects of the local landscape are valued highly by the local community, as reflected in the adopted Village Design Statement (2012).

~~4.3.2 The LPP2 data set for Colden Common is included in the evidence base of the Plan (www.winchester.gov.uk/planning-policy). This sets out the background facts and figures that have informed the draft policies and proposals for the village. Along with more detail on the characteristics of the village, it includes information on –~~

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

Development Needs

4.3.3 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 Colden Common, to maintain and improve their role and function in meeting a range of local development needs. These include –

- the provision of about 250 dwellings over the plan period 2011-2031; and
- supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.

4.3.4 Development should 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 village and its catchment area. All development should be appropriate in scale and

design, so as to conserve the settlement's identity, countryside setting and local features.

- 4.3.5 The remaining housing requirement, as calculated at ~~January 2014~~April 2015, taking account of completed and anticipated development, was about **165** 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 Colden Common during the Plan period.

Colden Common Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013 5	0 <u>4</u>
c. Outstanding permissions at 31.3.2013 5	30 <u>28</u>
d. Significant permissions since 1.4.2013	0
e . SHLAA sites within settlement boundary	55 <u>53</u>
f . Windfall allowance	0
g. Total supply (b+c+d+e+f)	85
Remainder to be allocated (a – g)	165

* LPP1: Policy MTRA2

- 4.3.6 The existing planning permissions referred to in the table (c.) include sites at **Dunford's Yard, Main Road** (under construction) and **The Apex Centre, Church Lane**. The SHLAA sites (e.) within the settlement boundary with capacity for 5 or more dwellings are those at Clayfield Park Homes and land adjacent to Avondale, Main Road (ref.888/889) (~~est. 55 dwellings~~), which are now included as an allocation under Policy CC2. Given the presumption in favour of development within the built-up area (policy DM1), ~~these sites do not need to be formally allocated in this Plan, but are confirmed as components of the housing land supply. They, along with all the other sites submitted for Colden Common through the SHLAA process, are shown on the Colden Common page of the LPP2 web site: www.winchester.gov.uk/planning-policy/local-plan-part-2 (see 'Colden Common – All Sites Submitted' document).~~
- 4.3.7 No allowance is made for the development of unidentified ('windfall') sites (~~e~~.) 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 Colden Common, but it 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 village.
- 4.3.8 The process of selecting appropriate sites has taken into account the work undertaken by the Colden Common Parish Council's appointed Community Engagement Group ('Commonview') to establish the community's preferences for new development sites. All the potential housing sites in and around Colden Common that were promoted through the SHLAA were considered ~~through a~~

series of local consultation events and discussions with Council officers. Having regard to using the established assessment methodology (see Chapter 2), the important features identified in the Village Design Statement, and to the community's preferences that have emerged through earlier consultations, and the most sustainable option was considered to be that which sought to concentrate new development along Main Road (B3354).

- 4.3.9 Based on the information available at the time regarding the likely capacity of identified SHLAA sites, Two sites on the eastern side of Main Road were initially selected as preferred options to deliver the remainder housing numbers for the village. The first was a part greenfield/part previously-used site at Sandyfields Nurseries (ref. 275), along with an existing residential plot adjoining the site at its Main Road frontage (ref. 2495). The other, wholly greenfield, site (ref. 2494) was located and east of Main Road at the northern entrance to the village.
- 4.3.10 The 'Development Strategy for Colden Common' was endorsed by the Parish Council in October 2013 published for public consultation in October 2013. The community's response was generally to support the focus of development along the Main Road, but with some objections to site 2494. Subsequent and discussions with the landowners and prospective developers of sites 275/2495 identified an opportunity to increase its capacity for new housing by assuming a higher, but still acceptable, density for the site, with an adjacent woodland area being set aside for community recreation space made available for public use as community woodland, making the need for the other site redundant.
- 4.3.11 Consequently, in March 2014, the Parish Council endorsed a revised development strategy put forward by Commonview. This acknowledged that the increased capacity of the combined site 275/2495 could now meet the net housing requirement of the village in full, enabling site 2494 to be discounted as an option. The Sandyfields Nurseries/Main Road site was therefore put forward as the community's preference for inclusion in LPP2.
- 4.3.12 The preferred site is in two (adjoining) ownerships and is confirmed by the interested parties as available for development. Against the Site Assessment Methodology (Chapter 2) —
- Its location is consistent with the Settlement Hierarchy;
 - no major constraints have been identified;
 - it is part previously-used land that is well-related to existing services and facilities;
 - site conditions are favourable;
 - infrastructure requirements will not affect viability;
 - it has no significant adverse impact on biodiversity, landscape or heritage; and
 - it has community support (as represented by Colden Common Parish Council).

Open Space and Other Infrastructure

- 4.3.13 Work on local needs and the evidence base also highlights a need for open space provision of various types. ~~Open spaces in Colden Common 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~~ There is a shortfall in open space provision within Colden Common in most categories except for sports grounds and allotments. Policy DM5 now supersedes RT1 and RT2 aims to protect open spaces which are important for recreation, amenity, biodiversity or heritage reasons and the open spaces protected under the policy are shown on the Local Plan Policies Map. The proposed public open space associated with Policies CC1 and CC2 will provide significant areas of informal and natural green space with the potential to link to the wider countryside public path network and Colden Common Park for the benefit of Colden Common's immediate and long term recreation needs.
- 4.3.14 The overall scale of development proposed in Colden Common will also require ~~an a further~~ extension to Colden Common Primary School to increase provision to two form entry. The proposed housing allocations will be expected to make a proportionate contribution to the cost of this improvement, which is required as a result of development. 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.

Infrastructure

- 4.3.15 Consultation on development needs, ~~and options~~ and the draft Plan has highlighted concerns about the adequacy of infrastructure, with the transport impact of developments being a common concern. The transport assessments undertaken for Local Plan Part 1, ~~and the supplementary cumulative traffic impacts study¹ of the B2177/B3354/B3335 transport corridor,~~ indicate that the scale of development proposed in Colden Common, and cumulatively in the wider area, can be accommodated. The proposed housing allocations in Colden Common ~~is are~~ are accessed directly ~~the from~~ from Main Road (B3354), ~~as are two of the larger SHLAA sites.~~ This provides an opportunity to consider access and traffic management arrangements more widely 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.

¹ B2177 B3354 A334 Corridor Cumulative Traffic Impacts Study – SYSTRA (August 2015)

Site Allocations Policies

Policy CC1 – Sandyfields Housing Allocation

- 4.3.16 The Sandyfields housing allocation comprises two adjoining plots of land, totalling approximately 5.6 hectares. The majority of the site (~~Sandyfields~~) includes an extensive caravan storage area, former nursery, some agricultural buildings, three dwellings and an area of undeveloped land. The smaller plot comprises a detached house and gardens fronting Main Road. The proposed number of dwellings is a net figure that makes allowance for the four existing properties.
- 4.3.17 Given the site's location immediately adjoining the boundary of the South Downs National Park (SDNP), it has been assessed for its sensitivity in terms of the local landscape. Its 'moderately sensitive' rating means it is one of the best development opportunities outside the existing settlement boundary in terms of landscape impact and reflects the fact that the majority of the site currently or previously contains development of various types. The design of the proposed housing will need to include a sympathetic boundary treatment to the adjacent woodland area to ensure there will be no detrimental impact on the landscape of the SDNP, and therefore no conflict with LPP1 Policy CP19 or National Park purposes. This will be facilitated by the need to leave an easement for existing sewerage infrastructure to the east of the site when designing the site layout.
- 4.3.18 This woodland (Stratton's Copse) is part of a Semi-Natural Ancient Woodland, which is a high priority habitat for the National Park. It is in the same ownership as the Sandyfields site and has been offered to the local community as recreational open space. This would not only complement the proposed housing development, but would also address existing shortfalls in the provision of open space in Colden Common, particularly in the 'Natural Green Space' category. Development proposals will be expected to demonstrate how public access will be managed to protect the woodland ecology from adverse impact.
- 4.3.19 Because the woodland lies within the National Park, this particular proposal is referred to in policy CC1, but cannot be part of the LPP2 allocation. However, the ~~proposal has the general support of~~ City Council will continue to work with the National Park Authority, Colden Common Parish Council, developers and landowners which would want future management of the site to bring forward in a co-ordinated and progressive manner -
- ~~public access with permissive~~ footpaths through Stratton's Copse and Park Copse including linking the development to the wider public path network beyond ~~throughout~~ the woodland;
 - a single Forestry Commission approved management plan for the whole woodland; and
 - long-term management to maintain the ancient woodland and restore the adjoining Plantation on an Ancient Woodland Site (PAWS) to native broadleaf species.
- 4.3.20 ~~The City Council and the SDNPA will continue in their 'Duty to Co-operate' to bring forward these proposals in a co-ordinated and progressive manner.~~

Protected species are present on the site and development will need to accommodate existing populations, including their foraging requirements and need to access habitats beyond the site. The proposal should also retain retention and reinforcement of existing planting around the site edges and reinforce this as necessary, particularly where it adjoins the National Park will assist the ecological networks as well as contributing to the open space requirements and enhancing the setting of the development. In addition to a sympathetic boundary treatment the housing density and layout should show a graduated approach to reflect the transition between urban and rural thus avoiding a harsh edge to the development and ensuring there is no detrimental impact on the landscape of the National Park.

- 4.3.21 Access to the site will be from Main Road, with the detailed arrangements being designed to take account of other junctions and traffic management measures along the B3354, including any that may be required in the development of the ~~other SHLAA sites (888/889) nearby~~ allocated under policy CC2. The junction should complement these so as to allow for appropriate pedestrian crossing facilities along Main Road and the coordinated management of traffic. This may require off-site improvements to accommodate the development satisfactorily. As well as providing for pedestrian access to Stratton's Copse, provision should also be made for a pedestrian link with Colden Common Park, should the opportunity arise in future to provide this across land to the north.
- 4.3.22 Additional local sewerage infrastructure will be required to accommodate the proposed development, involving making a connection to the local sewerage network at the nearest point of adequate capacity at costs to the developers. Also the site has archaeological potential, due to finds elsewhere in the locality, and therefore the preparation of a comprehensive archaeological assessment to define the extent and significance of any archaeological remains, and provide for their preservation or recording as appropriate, will be required in accordance with Policy DM26 prior to the commencement of development.

Policy CC1 – Main Road Sandyfields Housing Allocation

Land at Sandyfields Nurseries and fronting Main Road, as shown on the Policies Map, is allocated for the development of about 165 dwellings. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Access

- **provide a single point of access from Main Road with junction arrangements designed to facilitate safe vehicle, pedestrian and cycle access and crossing arrangements, along with any wider traffic management and mitigation measures necessary;**
- **provide a footpath link through the site to the adjacent Stratton's Copse woodland in the National Park to the east, and provide for possible future links to Colden Common Park.**

LandscapeEnvironmental

- retain and reinforce planting along existing boundaries around the site within multifunctional green areas to accommodate both public open space and ecological connections to other areas of natural greenspace off site., particularly along the northern and western edges.

Green Infrastructure and Open Space

- provide on-site open space (Informal Open Space and Local Equipped Area for Play).
- manage access to adjacent woodland at Stratton's Copse in the National Park for public use as Natural Green Space.
- prepare an ecological assessment setting out how biodiversity interests will be protected and enhanced.
- promote a housing density and layout which respects the location of the site in relation to the National Park.

Other Infrastructure

- contribute to the expansion of Colden Common Primary School 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.

Policy CC2—Travellers' Site

~~Land at Ashbrook Stables, Main Road, as shown on the Policies Map, is allocated for use as a permanent site for gypsy and traveller accommodation. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:~~

Access

- ~~— provide safe vehicle, pedestrian and cycle access from Main Road, with adequate provision for parking, turning and manoeuvring of vehicles on-site.~~

Landscape

- ~~— retain and reinforce existing boundaries around the site.~~

Green Infrastructure and Open Space

~~— provide on-site open space (Local Equipped Area for Play).~~

Infrastructure

~~— make provision for water supply, foul water drainage and recycling/waste management;~~
~~— contribute to the expansion of Colden Common Primary School and other infrastructure needed to make the development acceptable in planning terms.~~

- 4.3.23 The 2013 Travellers Accommodation Assessment for Hampshire identified the needs for gypsy and traveller pitches from 2012 – 2027 (see policy DM4, Chapter 6). The search for suitable sites throughout the District has been guided by the locational and environmental criteria in Policy CP5 of LPP1. A site has been identified immediately adjacent to one that is currently owned and occupied by members of the travelling community and has been promoted to the Council as a permanent facility. The site can accommodate approximately 8 pitches and its location is considered appropriate to encourage social inclusion and a sustainable pattern of living in accordance with Policy CP5, whilst minimising tensions with the settled community.

Policy CC2 – Clayfield Park Housing Allocation

- 4.3.24 The allocation comprises two adjoining plots of land totaling about 2.7 hectares within single ownership. Located within the current settlement boundary and with a prominent frontage to Main Road, the plot at Clayfield Park Homes Ltd is previously developed whilst the part adjoining Avondale Park is an undeveloped field plot. Whilst a comprehensive development scheme for the combined area is preferable there is potential for development to be phased to allow for the relocation of existing commercial uses. Ground conditions resulting from current uses and historic use of the Clayfield site as a brick works will require assessment to determine the extent of any remedial measures prior to redevelopment.
- 4.3.25 The main point of access should be from Main Road with a secondary access from Spring Lane; however the development layout should be planned to allow a through route for pedestrians and cyclists but not for vehicular traffic. An existing public footpath through to St Vigor Way provides pedestrian access to the Primary School, local centre and equipped recreation area and would benefit from improvement alongside the site due to the position of protected trees. Open space on site should be flexible to provide amenity space, support informal recreation and other functions including tree planting and urban drainage in accordance with Policy CP7.

Policy CC2 – Clayfield Park Housing Allocation

Land at Clayfield Park and adjoining Avondale Park, Main Road, as shown on the Policies Map, is allocated for the development of about 53 dwellings. Planning permission will be granted provided that detailed proposals accord with other relevant policies and

meet the following specific development requirements:**Access**

- **provide safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary;**
- **provide a footpath and cycleway link through the site from Main Road to Spring Lane.**

Environmental

- **retain and reinforce planting around the site boundaries.**
- **provide on-site open space (Informal Open Space and Local Equipped Area for Play).**

Other Infrastructure

- **contribute to the expansion of Colden Common Primary School 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.**









Open Spaces

- 4.3.26 ~~Open spaces in Colden Common 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 Inset Map for Colden Common

Key to changes including deletions and additions

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

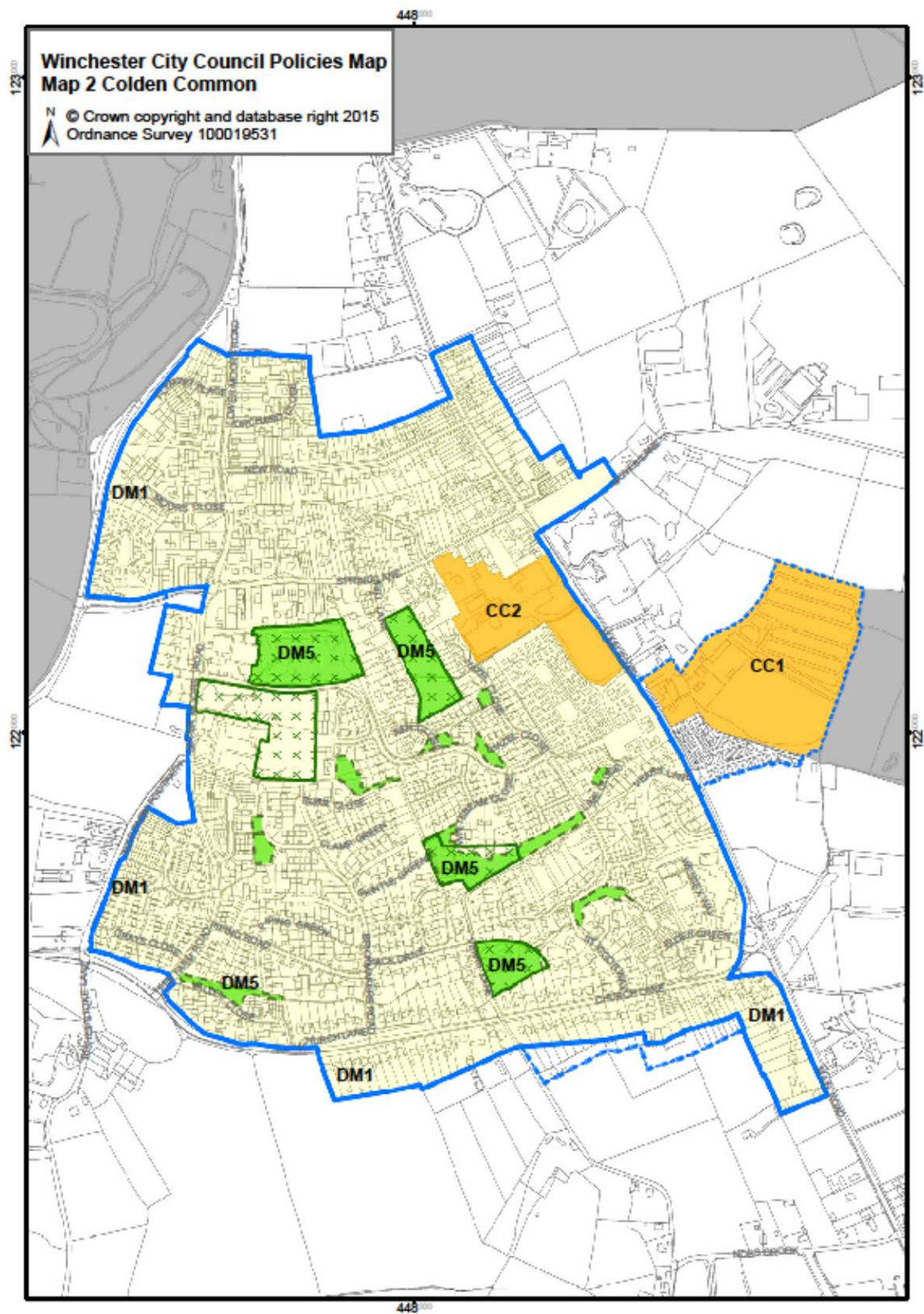
Policies adopted in Local Plan Part 1

-  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

Policies Map Inset Showing Changes from Adopted Plan for Colden Common

















Key to Proposed Final Inset Map

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

Colden Common Polices Map Inset Map

