

**Draft Winchester District Local Plan Part 2**  
**Recommended Responses to Issues Raised**

**SWANMORE**

1. A summary of all the representations on the draft Local Plan relating directly to Swanmore was presented to the Cabinet (Local Plan) Committee on 12 March 2015 – report CAB2670(LP) Appendix 2. 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 leaves most for further consideration. This report presents all the key issues raised in relation to the Swanmore section of the draft Local Plan and recommends responses on all of these, including any already subject to recommendations in CAB2670(LP).

**Scale of Development / Housing Requirement**

3. There were a number of objections to the scale of development required in Swanmore, particularly because of concerns about the cumulative effect of development in the Swanmore, Waltham Chase, Bishops Waltham area taken as a whole. Some comments refer to the overdevelopment of the settlement and the severe impacts on local infrastructure, especially the roads and local schools. There were also concerns relating to the limited amount of local employment, which would encourage out commuting by the new residents putting further pressure on the local roads.
4. The scale of development required in Swanmore has been established in Local Plan Part 1 (250 dwellings, policy MTRA2). The strategy for distribution of development across the Plan area has also already been established through Local Plan Part 1. In coming to this strategy, account was taken of the nature of the settlements including their facilities and services and infrastructure provision. The statutory undertakers and service providers were consulted as part of this process and no objections were raised by them to the principle of the levels of development proposed in the area. A few general issues relating to sewage and education were highlighted by consultees and these are referred to below. More site specific concerns regarding infrastructure provision can be addressed by means of the particular allocation policies and the subsequent planning applications on relevant sites.

**Infrastructure in Swanmore**

Education

5. In respect of education, the local education authority, Hampshire County Council calculated that the impact of planned developments in the Bishops Waltham, Swanmore, Waltham Chase and Wickham area would lead to an increased demand for capacity at the secondary school – Swanmore College of Technology. No additional land will be required, but the secondary school will need to expand by one form of entry (1FE). This would need to be funded by means of contributions secured under s106 agreements on developments allocated within these areas. The requirement to make this contribution on sites allocated by LPP2 within Bishops Waltham, Swanmore, Waltham Chase and Wickham is specifically listed in the CIL 'Regulation 123 List', whereby these areas have been removed from the general CIL contribution required elsewhere within the District under the 'Reg 123 List'. Further discussions will be needed with HCC in respect of the appropriate levels of contribution to be sought from particular developments.
6. As the contribution to necessary expansion at Swanmore secondary school will be outside the normal CIL regime, a specific requirement should be stated within any relevant site allocation policies. It is considered appropriate that the references in the infrastructure sections of policies SW2 and SW3 be retained in order to achieve this.
7. HCC has stated that the level of development planned does not warrant expansion of Swanmore Primary School. There may be an increase in pressure on school places in neighbouring schools, such as at Bishops Waltham, however, as capacity at Swanmore Primary is utilised. Development on allocated sites in Bishops Waltham and Waltham Chase is expected to contribute to the expansion of the primary schools in these settlements.

Sewerage

8. In respect of sewerage capacity, Southern Water states that additional local sewerage infrastructure would be required to accommodate proposed developments in Swanmore. They therefore request that additional wording is added to the large allocation policies to specifically provide a point of connection to the nearest point of adequate capacity in the sewage network. This is proposed to be added to policy SW2 for The Lakes.

Open Space

9. Since the consultation on Draft LPP2, further work has been undertaken on the issue of open space within the District, including its categorisations and protection. The Open Space Strategy is being updated to take this into account. This has also resulted in some changes being proposed to policy DM5 (Protected Open Spaces), whereby it is recommended that open spaces

outside settlements will now not be shown as subject to policy DM5 on the Policies Map. This is because these sites are already protected through the application of 'countryside' policies. Insofar as Swanmore is concerned, the areas shown as DM5 at Swanmore College and New Road will therefore no longer be designated as DM5 areas. The area to rear of Swanmore Primary School will need to be removed, as it is outside the settlement boundary and is within the National Park, so should not have been shown on the Swanmore Inset Map of the Draft LPP2.

### **Housing Requirement**

10. The table at paragraph 4.6.5 of the draft Local Plan sets out the housing requirement and the various sources of supply. Most of the information has a base date of 31 March 2013, with some later information on significant planning permissions. Some general comments on the Plan question whether various sources of supply 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 various headings in the table can be updated as follows, taking account of the comments made:

- a. Requirement (2011-2031)  
250 - No change, this is set by Local Plan Part 1.
- b. Net completions 1.4.11 – 31.3.15  
12
- c. Outstanding permissions at 31.3.15  
81 – Largely consisting of the site at Swanmore College (policy SW1) with various smaller sites, particularly in Church Road and Chapel Road.
- d. SHLAA sites within settlement boundary  
11 - See SHLAA update.
- e. Windfall allowance  
0 – the potential for windfall development was assessed in the 'Windfall Trends and Potential' document. No evidence has been submitted which affects the conclusion that windfall development cannot be relied upon as a way of meeting the housing requirement.
- f. Total Supply (b+c+d+e)  
In view of the above updates the total supply should be updated to 104 dwellings.

g. Remainder to be allocated (a - g)

The requirement remains at 250 dwellings and the updated supply totals 104, leaving 146 units to be allocated.

**Site Selection / Omission Sites**

11. City Council officers worked with Swanmore Parish Council to determine the development needs of the settlement. An initial meeting was held in January 2013. The conclusion was that, taking account of existing planning permissions and SHLAA sites within the settlement boundary likely to come forward at that time, land would be required for a further 209 dwellings, to ensure the target of 250 new homes is met. This can now be updated to 146 following the revised calculation referred to above. The main reason for the significant change is that the Swanmore College site (policy SW1) now has consent and construction is well advanced. Also, the SHLAA site allowance has been reduced slightly.
12. It was considered that - outside of the supply identified above - there was little or no additional capacity within the settlement and that all the housing required would therefore have to be built outside of the existing settlement boundary. Development potential in Swanmore is constrained due to the South Downs National Park and the long-standing local policy of maintaining settlement gaps between Swanmore and Bishops Waltham and Swanmore and Waltham Chase/Shirrell Heath. The National Park boundary runs along the north-eastern edge of the settlement, directly abutting it in most cases, with the exception of the extreme south-eastern corner. The Bishops Waltham – Swanmore – Waltham Chase settlement gap covers almost all the rest of the boundary of the settlement. Due to the capacity of the various potential sites available and the presence of the National Park, it was inevitable that sites would have to be allocated within some parts of the settlement gap.
13. In April 2013 the Parish Council sent out a Future Development Questionnaire to ask for local opinions on possible locations for development. Specific sites were not referred to, instead a map was provided divided into segments and respondents were invited to indicate their preferences on that diagram. The results indicated a local preference for the area around Dodds Lane/Cobbetts Close (site 2458) followed by the area around The Lakes. A copy of this map is provided for illustration at Appendix 2. In September 2013 a workshop was held between Swanmore Parish Councillors and the City Council to agree a strategy for accommodating the required development. An officer from the South Downs National Park also attended the meeting to provide advice. It was agreed that, despite local preferences, there would need to be no better alternative sites outside the National Park before any sites within it would be considered for development. Therefore, comparing the sites on the basis of

the known constraints and public preferences, the most suitable sites were considered to be those on the southern edge of Swanmore, at the College and between The Lakes and the current settlement boundary.

14. Whilst the potential development sites were still being assessed, planning applications had been submitted for development at Swanmore College on SHLAA sites 1836 and 429 (part), which were approved in April 2014. It was therefore considered by the Parish Council and WCC that there could be an opportunity to secure some of the remainder of 429 for open space for the benefit of the village, with a limited amount of housing development on Lower Chase Road to enable this.
15. Having assessed all the sites put forward for development outside of the settlement boundary, two sites were preferred to meet the housing requirement, with a further site proposed for open space, with limited housing. These three sites were:
  - Land at Swanmore College of Technology (SHLAA reference 1836 & 429 [part])
  - Land at The Lakes (SHLAA references 2505, 2464 & 340)
  - Land at Lower Chase Road (SHLAA reference 429 [remainder])
16. The City Council and Swanmore Parish Council undertook a public consultation on the strategy and the proposed site allocations. Two options were put forward for the land between the new playing fields at Swanmore College of Technology and the existing settlement boundary, showing either no development or a small amount of housing with open space. The Parish Council published a summary of the results in May 2014. Overall, residents supported the proposed location of new housing developments. Strong support was received for the option of limited housing behind the new playing fields at Lower Chase Road, provided that the land behind existing housing was made available to the community as open space. The draft Local Plan therefore allocated sites at Swanmore College (SW1), The Lakes (SW2) and Lower Chase Road (SW3) for housing and open space.

### **General Issues**

17. There have been several comments objecting to the strategy for development both in terms of housing numbers, and also regarding its distribution around the settlement. These objections have been made under several parts of the draft LPP2 Swanmore section, including the introductory paragraphs, policies SW1, SW2 and SW3 specifically and the Swanmore Policies Map 18.

18. The housing number and its distribution around the District have already been agreed in LPP1. As detailed in the paragraphs above, the proposed strategy for Swanmore concentrated development on two main sites (SW1 and SW2). Informal consultation was undertaken on the general areas for development and, once sites were agreed by the Parish Council, on the specific allocations. One objection suggested that development should be spread around the village. Evidence discussed at the workshop however, showed that capacity of SHLAA sites within the settlement and possible smaller sites around the settlement would not be sufficient to accommodate the required level of development. The technical assessments and workshop discussion and feedback from the initial consultation have all been taken into account when determining the best sites for allocation. On balance, WCC and the Parish Council consider the proposed strategy to be the best option to accommodate future development.
19. The South Downs National Park Authority has commented on allocations SW1-SW3 to the effect that these sites lie away from the National Park boundary and therefore unlikely to have an adverse impact on the landscape value of the National Park.
20. There were a small number of objections to the consultation process. One questioned the Parish consultation procedure and several queried the interpretation of the responses by the Parish Council/WCC. One representation queried why some areas were allocated for development despite not being the area preferred by residents and one considered that the areas of quadrants that formed part of the questionnaire should be adhered to when allocating areas for development.
21. These representations refer to the consultation exercise undertaken by Swanmore Parish Council. WCC considered the merits of the various sites available for development, which did not necessarily fall strictly within the 'quadrants' which formed part of the Parish Council's consultation (see Appendix 2). The sites proposed in draft Local Plan Part 2 were proposed following considerable technical assessment of the planning merits of the various sites as well as consideration of the results of the Parish Council's consultation. Appendix 1 reassesses the proposed allocations and other suggested sites against the key criteria used for site selection and confirms that the sites proposed are the most suitable taking account of all the evidence, including the views of the National Park Authority.

### **Omission Sites**

22. As well as receiving comments on policies SW1, SW2 and SW3 (see below), comments were received promoting two other sites, either instead of or as well

as those policies. These 'omission' sites and the comments on them are considered against the key criteria for site selection at Appendix 1 and below.

Site 2449- Land adjacent to Alexander Cottage, Lower Chase Road

23. This site is being promoted for six dwellings. The promoter considers the site to be infilling. The promoter claims that allocation SW3 shows that Lower Chase Road is a suitable location for development and that the site is likely to have the same landscape impact as SW3. They have submitted their own landscape appraisal in support of their proposal, which assess its impact on the Settlement Gap.
24. There has also been one submission supporting the draft LPP2 approach of not developing this site. This response states that the site is tranquil farmland and part of a wildlife corridor and settlement gap to Bishops Waltham.
25. The site lies outside the settlement boundary and within the Settlement Gap. The Landscape Impact Assessment for LPP2 considered the impact of development of the site on the wider landscape framework, particularly its effect on the integrity of the Settlement Gap. The site was classed as 'moderately sensitive' in the Assessment, like site 429.
26. A planning application was recently refused for the development currently being promoted as the application was not in compliance with the adopted Local Plan (being outside the settlement boundary) and not in accordance with emerging policy in LPP2 (i.e. the Swanmore Chapter). Adverse landscape impacts and intrusion into the Settlement Gap were key reasons for refusal.
27. The site marks the end of the row of more concentrated development along the northern side of Lower Chase Road. The site frontage is several times the average plot width of the properties to its east. There are some further properties to the west of the site, but these are much more sporadic in nature. The site does not have the characteristics of an infill site and marks the end of the main settlement on this side of the road and is separated from the rest of the development by a right of way to Bishops Waltham.
28. The site has 'good' accessibility in respect of the facilities and services of the village and does not have significant physical constraints. However, the Transport Assessment states that further development along Lower Chase Road is generally not desirable due to the lack of footways, pedestrian access would be potentially dangerous and development is likely to lead to an increase in car-borne traffic. The site performs worse than other sites on most of the remaining key criteria (see Appendix 1). It is accepted that the scale of development proposed is similar to that likely on SW3. However, the road frontage of 2449 is much greater than that of SW3 so it would have a greater

visual impact. More particularly, SW3 has only been proposed for a limited degree of housing (up to 5 units) in order to secure a substantial area of open space for the settlement which would otherwise be 'landlocked' between the new school playing fields and existing development. Site 2449 is not, therefore, comparable to the SW3 site (429) and would intrude into the countryside and Settlement Gap on a site that is not contained visually on its western boundary.

29. The allocation of site 2449 would conflict with the strategy for Swanmore that plans for the release of a small number of large sites that would secure additional community benefits. Given that the capacity of available small sites would not satisfy the requirement for the quantum of housing, the larger sites would need to be developed in any case. Also, sites of less than 10 dwellings would not normally be allocated, other than as part of a wider allocation (e.g. SW3 which is primarily for open space). As the development of the larger sites is needed and justified, this would leave 2449 as an addition to the housing requirements. Site 2449 is therefore not considered suitable for allocation as an alternative, or in addition, to other allocations.

Site 2458 – Land south of Dodds Lane

30. This site lies within the South Downs National Park. It is not possible for the Winchester District Local Plan Part 2 to allocate land in this area, as the South Downs National Park Authority is the planning authority for the National Park and will be producing its own Local Plan for its area in due course. Notwithstanding this, Winchester City Council and Swanmore Parish Council did consider the suitability of sites within the National Park as part of the assessment and involved the National Park Authority in this process. If a site was considered preferable, having had regard to its location, it would have been considered as a possibility for accommodating some development. In that case, the National Park Authority would also have to agree to accommodate this and include it within their subsequent Local Plan.
31. The site was assessed as being 'highly sensitive' in the Swanmore Landscape Sensitivity Appraisal. As sites within the Settlement Gap have been categorised as 'most sensitive', it may therefore appear that this site in the National Park is less sensitive. However the SDNP is a national designation where landscape preservation and enhancement is of paramount importance, with one of the statutory purposes of National Parks being the conservation and enhancement of the natural beauty of the area. The Landscape Appraisal looked at areas as a whole to assist with the process of site allocation; subsequently landscape officers from WCC and the National Park have assessed the site in more detail and concluded that, when topography was taken into account, the site did not relate as well to the settlement as it appears in plan view, as the landscape slopes steeply away from the village to



the north and east into the National Park. The site relates strongly to the open countryside and the presence of the slope means that development would be highly prominent in this location.

32. The site performs well on several of the key criteria such as accessibility, impact on the Settlement Gap and community support (the site is within the sector preferred for development in the Parish Council's questionnaire). However, it is located within the National Park, which is a substantial policy constraint.
33. In the Draft Local Plan Part 2 consultation, aside from the promoter of the site, one other respondent has supported the allocation of this site as an alternative to development at The Lakes and stated that the boundary of the National Park should be moved to allow for this development. Swanmore Parish Council also suggested that if Belmont Farm was not developed as part of The Lakes (policy SW2) that 2458 should be removed from the National Park and could be included within the settlement boundary of Swanmore. However, it is not possible for the Local Plan (or the National Park Authority) to simply amend the boundary of the National Park, regardless of whether this site is preferred to others.
34. The number of houses that could be accommodated on site 2458 would not be sufficient to replace The Lakes allocation in its entirety and therefore some development would still be required in that location. It would not be possible to move the boundary of the National Park through the Local Plan process. In any case, the National Park Authority is not in favour of the development of this site and considers that it relates well to the National Park in its existing character.
35. It is concluded that site 2458 at Dodds Lane does not perform sufficiently well against the assessment criteria – particularly in relation to landscape impact – to justify its selection over alternative sites, nor to ask the National Park Authority to include it in its Local Plan. Development of this site would have an adverse effect on the special landscape quality of the Park and would therefore not be likely to be acceptable to the National Park Authority. As the City Council could not require the inclusion of this site in the National Park Local Plan, even if it thought this were appropriate, it could not secure its delivery and could not, therefore, rely on it to deliver the housing requirement for Swanmore..
36. This report now considers representations received in respect of the proposed allocations in turn.

### **Site Allocation - Policy SW1 Swanmore College Housing and Open Space Allocations**

37. The Draft Local Plan Part 2 allocated this site for the development of about 70 dwellings and replacement College recreation land. Since the publication of the Draft Plan, planning permission has been granted and is being implemented on this site. Construction is sufficiently well advanced to mean that draft policy SW1 is no longer needed - 70 houses are currently nearing completion on the lower part of the site fronting New Road and sports pitches have been provided on the upper part of the site fronting Lower Chase Road. Vehicular access is provided to the housing from New Road and there is provision for a footpath to link the new housing with Lower Chase Road.
38. Due to the new development on the SW1 allocation, there is no need or purpose for its continued allocation within Local Plan Part 2. It is therefore proposed that the draft Local Plan Part 2 SW1 policy and its explanatory text be removed and that subsequent policies be re-numbered. Comments on policy SW1 are, therefore, not discussed further in this document.

### **Site Allocation - Policy SW2 The Lakes Housing Allocation**

39. This large area comprises a number of sites (SHLAA refs 2505, 2464 and 340) to the south-west of Swanmore. The areas proposed for development are SHLAA sites 340 (fronting Hillpound) to the south-east of the area and 2505 (fronting New Road) to the north-west of the area, and the Belmont Farm area, where some housing could be provided. There are two SINC's within the area covered by SW2. The New Road SINC is adjacent to 2505 and is proposed to become part of the area of settlement, as it will be largely surrounded by development. Belmont Meadows SINC is SHLAA site 2464 and is adjacent to site 340. It is proposed that Belmont Meadows SINC should remain outside the settlement boundary as it links to the countryside to the south-west and no development is proposed on the areas of the SINC's.

### General Assessment

40. The western part of the area performs well against several of the key criteria for site selection, having 'good' accessibility to facilities, with the eastern part being 'adequate'. The north-western area (2505) performs best in this respect, as it is near facilities and services via New Road whereas the other parts of the site are more distant. There are no major physical constraints that would preclude development as a whole, although the assessments have identified minor constraints that would affect the location of development within the area. The most important of these constraints is the presence of land within flood zone 3 over a portion of site 2505 and along the south-western edge of 340.
41. SW2 is located within the Settlement Gap, as currently defined, and this results in it being 'marked down' for the same reason against several criteria (policy

constraints, landscape and gap). However, the presence of The Lakes, which is a tree-lined informal track running the length of SW1 from New Road to Hillpound, provides opportunities for landscape enhancement and provision of a clearly defined boundary to the settlement. The existing trees and hedgerows on The Lakes, New Road and Hillpound provide screening that gives the site a degree of visual containment.

42. This area of Swanmore scored second in the preferences shown by local residents for development location in the Parish questionnaire (see Appendix 2). The Parish Council supports the development of this area as the main part of the development strategy for Local Plan Part 2. There is some support for the allocation as the best option for the development of the settlement, and there are also a number of comments that support the allocation, subject to various specific concerns. There are also a number of objections that raise general concerns about the level of housing development, both in relation to the settlement as a whole and the site specifically. Also, there are general concerns regarding the ability of the settlement to cope with the amount of traffic and the strain on local infrastructure. These issues relate to the scale of development and have already been considered under paragraphs 3 - 4 above. Site specific issues relating to traffic and infrastructure are dealt with under the relevant part of the policy below.
43. There have been several representations received on SW2 which object to the strategy for the location of development around Swanmore. There were suggestions that a series of smaller developments around the village would be preferable. There have been objections to the interpretation of the quadrants on the Parish Council's questionnaire. The strategy is covered under the site selection section above (paragraphs 11-16). One representation considered that the development of SW2 should be delayed to see if SW1 is acceptable. SW1 is largely completed satisfactorily and is not considered a reason to delay any allocation on SW2.
44. The Parish Council seek assurances that there will be no further requirement for further development outside the settlement boundary. SW2 proposes about 140 dwellings. When this is taken with the development at Swanmore College and other sites already being allocated, developed or in the pipeline, the requirement for about 250 dwellings will be met, so there is no need for further allocations. The other matters raised in objections are discussed below according to the headings within the Local Plan policy.

#### Nature & Phasing of Development

45. Several objections have stated that the development of SW2 will be out of character with the area. This is in terms of the number of units and their likely form and layout. However, the number of units is considered acceptable for

the large area involved, and the size of the site will allow for the provision of large areas of open space and considerable landscaping and screening, that will soften and break up the visual impact of the development.

46. Some objections have suggested that the development will be out of character with the pattern of development opposite on Hillpound, which is characterised by low-rise housing set back from the road. The site is of a scale where a variety of types, sizes and configuration of housing should be provided. There is in fact a variety of housing in the vicinity, with more modern, higher density housing existing immediately north of SW2. Existing screening exists to Hillpound, that should be retained and enhanced (except where access is necessary), and which will reduce any impacts on the character of the area and mark out the site as a separate development.
47. Some respondents have commented that the high cost of dealing with drainage issues will result in lower quality, higher density housing to compensate, with little affordable housing provided. Although there are areas of the site that cannot be built on, and drainage measures will be required, SW2 is a large greenfield site, with no significant or abnormal barriers to its development. The developer of site 340 has carried out consultation on an initial scheme that will provide a range of house types and tenures, including 40% affordable dwellings as required by CP3 of LPP1. The Council has undertaken a viability assessment of the proposed allocations (see below and Appendix 3), which does not indicate any viability issues with the development of this site.
48. The promoter of part of this site has made representations on the nature and phasing of development, stating that, whilst they support the overall allocation, it is not reasonable to provide an overall masterplan for the whole housing allocation, as not all the land is in one ownership or likely to come forward at the same time. The objector suggests as an alternative that elements of the development could demonstrate how they do not prejudice the development of the wider allocation. The objection also states that it may not be possible to provide footpath/cycleway links through the site due to the SINC's and suggests that a financial contribution could be provided towards the upgrading of The Lakes public footpath as an alternative.
49. It is accepted that the size of SW2 and the various ownerships means that development of the whole area is not likely to be undertaken comprehensively by one interest. However, there are important areas of land such as the SINC's and The Lakes track itself which it is considered important to maintain and improve. These areas are not necessarily part of the sites under the direct control of developers, but it is considered crucial that they are taken into account as an integral part of the overall layout and development of SW2 in

order to achieve a good quality of design, landscaping, accessibility and community benefit. This approach has the support of the Parish Council.

50. Therefore, a series of key principles for SW2 should be adhered to as part of any development of individual parts of the site and the use of the term masterplan in this respect is not seen as misleading or inappropriate. The principles can be referred to in the policy, but the details will need to be agreed as part of discussions with developers as the site(s) come forward. It may be helpful if these distinctions are made clearer in SW2 and therefore minor changes are proposed to policy SW2.
51. Historic England have raised concerns that the site may contain previously unrecognised archaeological remains. They request that the following criteria be added to the policy: “preparation of a comprehensive archaeological assessment to define the extent and significance of any archaeological remains and provide for their protection or recording as appropriate”.
52. The Historic Environment Assessment of Swanmore described the archaeological status of the SW2 area as ‘unknown’. The assessment commented that due to the size of the site, there could be previously unrecognised remains in situ and that further assessment should be undertaken. It is considered that, as there is no evidence of remains or suspected remains, that no specific mention of archaeology is justified in relation to SW2. Local Plan Part 1 policy CP20 and draft LPP2 policy DM26 deal with archaeology and would require the submission of sufficient information to assess whether there are any assets as part of relevant planning applications.

#### Access

53. Traffic and access issues form one of the main areas of objection to draft policy SW2. A number of comments were received objecting to the increase in traffic, stating that local roads were already busy and could not cope with additional traffic. Hillpound is referred to by some as being a narrow road, over-used by heavy goods vehicles. The general increase in traffic levels has already been taken into account as part of the overall strategy for the distribution of development for LPP1. The local highway authority, Hampshire County Council (HCC), has not raised any concerns about the overall levels of development, nor its distribution in relation to Swanmore. HCC were aware of the locations of the site allocations around Swanmore and raised no issues in relation to them. Hillpound is part of Gravel Hill, which is a main access route between Shirrell Heath and Droxford.
54. The WCC Transport Assessment did not raise any concerns in relation to the levels of traffic generation anticipated by the proposed allocation at SW2. The

TA published at the draft LPP2 stage mistakenly shows a standard level of trip generation for all sites in Swanmore. The Council's traffic engineer has subsequently undertaken a more detailed analysis of the proposed allocations and this concludes that there are no overriding highways / transport issues. It is suggested that a dedicated footway/cycle route should be provided linking New Road and Gravel Hill/Hillpound and that pedestrian access is improved along Gravel Hill (Droxford Rd), and possibly to Meddlicot Way. No existing traffic or speed flow data is available for Gravel Hill and this would be required at the planning application stage to determine the appropriate scale and nature of the access junction and the need for traffic management/speed control measures on Gravel Hill.

55. Several comments were received in relation to road safety issues on Hillpound, particularly in regard to existing junctions in the vicinity. County Council records do not indicate any road traffic accidents in the area that would lead to particular concerns for SW2. Obtaining safe access/egress for the site onto Hillpound was a concern raised by several respondents as were impacts on the existing accesses to properties on Hillpound. Only part of the development of SW2 will be accessed via Hillpound, with vehicular access also likely to be provided via New Road, for the northern part of the area. Gravel Hill changes from a 40 mph speed limit to a 30 mph limit just before The Lakes track and there are additional markings on the roadway which also serve to reduce speed in the area. Gravel Hill as a whole is a straight road with no particular visibility issues. The provision of a suitable access, which would include visibility splays and landscaping, is part of the requirement for the development of SW2. Taking all these factors into consideration, it is not considered that there are any particular issues relating to road safety or access to SW2 from Hillpound.
56. Pedestrian safety has been raised by several respondents. SW2 seeks to improve access to, through, and around the area on foot and for cycling by the provision of a variety of access points and routes and by improvement to The Lakes track. Some non-vehicular access is also intended to be provided via Medlicott Way. It is therefore the case that not all pedestrian access will be along Hillpound. In any case, there is an existing footway on both sides of the road and protective bollards to the roadway. There are not therefore considered to be particular issues relating to pedestrian safety for SW2.
57. There is a concern raised by respondents about car parking overflowing onto Hillpound. However, adequate parking should be accommodated on site and the presence of bollards on Hillpound will also discourage parking in that location.

58. A number of respondents have suggested that a roundabout should be provided on New Road on the proposed green area to ease congestion that will arise due to the development of SW1 and SW2 in the area. The area referred to is believed to be the New Road SINC, where a roundabout would not be appropriate. The Transport Assessment does not specify particular forms of access to sites, as these details can be left to the planning application stage. The TA did suggest that pedestrian access should be improved along New Road, which could be achieved by a small extension to the existing footpath that already runs along part of the site frontage.
59. Several respondents have commented that The Lakes should be used for access, but not made a through road. One comment was received suggesting that The Lakes should be surfaced and have a pavement and lighting. The developer of the southern part of the site commented that it may not be possible to provide links through the site due to the SINCS and that a financial contribution to upgrading The Lakes could be provided as an alternative. One comment was received that it would be dangerous to have access via New Road, due to the proximity to Swanmore College, but the Transport Assessment did not raise this as a concern. The precise point of access to the north-western part of SW2 from New Road is a matter for the detailed planning application to determine. Visibility and safety concerns will be part of that consideration.
60. Although SW2 requires access into the site from both New Road and Hillpound, it is not considered desirable or practical to have a vehicular route through the site. The Lakes also adjoins Belmont SINC where vehicular access would not be desirable. However, the development of SW2 does provide opportunities to improve footpath/cycleway links through the site as well as a series of links within the area, including improvements to the existing path that runs along Medlicott Way along the edge of Belmont Meadow SINC between The Lakes and Medlicott Way. It is considered important to maintain the rural character of The Lakes, which will act as a landscape edge to the village with its hedgerows and trees. Therefore, SW2 seeks improvements to The Lakes only as part of a possible walking and cycling route through the site.
61. SW2 has been worded so as to require either such a link via The Lakes, or by means of other new paths across the site. Although individual developers should be responsible for on-site improvements within or abutting the areas under their direct control, the area of SW2 is large and in several ownerships and it may be necessary to obtain financial contributions for improvements to footpaths/cycleways within the SW2 area as a whole. This would be necessary in order to make the development of SW2 acceptable in planning terms and will also help to secure improvements to sustainability as suggested

by the Sustainability Appraisal of the Draft Plan. Additional text is proposed to be added to explain the requirement in more detail.

Landscape

62. Several responses have been received objecting to the development of SW2 due to its location within the Settlement Gap. The village of Swanmore is constrained by the South Downs National Park and Settlement Gaps on all sides, except for one very small area around Hillpound Farm in the extreme south-east corner, which is in itself bounded by the National Park on two sides. It is therefore necessary for any allocation(s) of the scale needed to extend into one of these protected areas. The National Park is a national designation, where preservation of its special character, particularly the landscape, is an important statutory responsibility to which the City Council must have regard. Development that adversely affects the National Park (either by being within it or abutting it) should be avoided unless there are overriding planning reasons for an allocation. In these circumstances it is, therefore, considered necessary to allocate land elsewhere, and this will inevitably have to be within an area of Settlement Gap,
63. All sites within Settlement Gaps were rated as 'most sensitive' in the Landscape Sensitivity Assessment (there is an error in the text of the LSA at paragraph 3.1, where part of the area is described as 'highly sensitive' but the illustrative map shows the correct designation). However, the area of SW2 is bounded by the hedgerow along The Lakes, which is a historic right of way with an existing established vegetation screen and with the potential to form a new strongly defined edge to the settlement. Although the land gently rises towards the village and can be seen when travelling from Shirrell Heath along Gravel Hill/Hillpound, views of the SW2 area are restricted as Swanmore is approached by the tree-screen at The Lakes and hedgerows along Hillpound itself. Policy SW2 requires the retention of existing hedgerows along The Lakes and Hillpound, except where some removal is necessary to provide for access. Therefore, it is considered that landscape impacts can be minimised in this area and that reinforcement of The Lakes tree-screen and improvements to green infrastructure required by SW2 will assist in maintaining the sense of separation between Swanmore and adjoining settlements.
64. The objections suggest that areas to the north east and on the other side of Lower Chase Road should have been chosen in preference. All the areas to the north east are within the National Park where development would not generally be accepted in preference to other locations, as discussed above. Site 2515 and adjoining site 2443 to the north west of Lower Chase Road are also within the Settlement Gap, so are no better in this respect. Site 2515 does not offer opportunities for self-containment and the Transport



Assessment found that there were difficulties in providing safe access onto the site. These sites are both considered to visually relate more to the adjoining countryside than the settlement and were not considered as preferable to SW2 at the site selection stage on landscape grounds alone. Those sites are also not a location preferred for development by local residents, whereas the area around The Lakes area was a more preferred location in the Parish questionnaire.

65. Comments have been made suggesting an adverse impact on visual amenity from the right of way (The Lakes). However, the development of SW2 allows for the potential to enhance The Lakes and provide an improved experience in the area, by the provision of attractive informal recreation and landscaping around The Lakes track itself and on the adjacent areas of SW2 that are not suitable for built development. SW2 requires 'substantial landscaping to create a new settlement edge to the south' and the retention of important trees and hedgerows. SW2 also requires the retention and improvement of the SINC's and the provision of a range of open spaces within the site, as well as Sustainable Urban Drainage Systems within the flood-risk area. All these elements will provide a substantial amount and variety of open space across the site, which will soften any visual intrusion of development and result in an enhanced range of landscape and amenity experiences along The Lakes and in the site.

#### Green Infrastructure & Open Space

66. Natural England have raised concerns relating to impacts on the character and biodiversity value of the two SINC's on SW2 as a result of the development and that any increase in public access may cause conflicts with the best management of the SINC's. They also say that the SINC's will be separated from the wider countryside and propose that the policy should be amended to include: "ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through onsite and, if necessary, offsite measures".
67. No built development is proposed on the SINC's, but there are opportunities to enhance the existing footpath access from Medicott Way along the south-eastern boundary of the Belmont Meadow SINC to The Lakes. The suitability of links through or around the SINC's should be investigated as part of detailed development plans. It may be that some form of access to the SINC's would be desirable as part of efforts to secure their long term management, which may result in them becoming natural greenspace. However, the appropriateness of this will need to be investigated and the details will be determined through the planning application process.
68. The provision of landscaped edges to development and suitable planting should assist in the preservation of biodiversity value in the area and provide

green links to assist in mitigation against physical severance of the from the wider countryside. It is proposed that changes be made to the policy to make this commitment clearer. Although there is some uncertainty about achieving access to the SINC's, this remains desirable, along with the commitment to provide green corridors and a series of links between spaces.

69. A comment was received stating that the developer should not be required to retain, improve or manage either of the two SINC's. If deemed necessary and appropriate, a financial contribution could be sought towards their management. Policy SW2 seeks to improve and manage the SINC's but it is recognised that developers can only achieve this on land directly within their control, although suitable boundary treatment and links into SINC's will be sought where development sites are adjacent to SINC's.
70. It is considered important that the SINC's on SW2 are maintained and improved and long term management secured. Therefore, contributions will be sought from developments on SW2 in order to improve and maintain the SINC's. The exact nature of the improvements and contributions sought are subject to ongoing discussions with landowners, developers and HCC ecologists and will be determined through the planning application process. Measures may subsequently be specified in the masterplan for development, but it is not considered necessary to list these within the policy.
71. A number of representations have been received that raise concerns in relation to the stream on the site (The Lakes) that feeds into River Hamble. There are concerns that the wetland flora and fauna of The Moors SSSI and the Hamble could be adversely affected by the development of SW2. There is also a concern that development would have an impact on wildlife in the area.
72. The statutory consultees have not raised any concerns in relation to potential impacts on The Moors and The Hamble. The area around The Lakes is in flood zone 3 and low lying, and the stream receives drainage from a wider area. Swales and SUDs will be provided, which should assist with the removal of pollution from development and proposals for site 340 also show substantial informal open space in the area adjacent to The Lakes. 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. The Moors SSSI is some distance from the SW2 area, however The Lakes does flow into that area and it is important that no potential pollution pathways should lead to the SSSI. It is proposed that reference to this should be added into the supporting text section on drainage infrastructure in the policy.

73. All the proposed sites were assessed by the Sustainability Appraisal, which has not identified any particular impacts on wildlife as a result of this development. Ecological surveys will need to be undertaken as part of the planning application process which should identify any particular impacts that proposals will need to address.
74. Several comments refer to the value of wildlife-rich hedgerow and trees in the area. One response requested that Tree Preservation Orders be made on all existing trees on the site. Policy SW2 requires the retention and reinforcement of important trees and hedgerows within the area. Given the importance of the maintenance and enhancement of a strong landscape edge around The Lakes and the importance of screening the development along Hillpound, it is proposed that this provision be enhanced within the Policy. It is recognised that hedgerows and trees have biodiversity benefits and that these should be maximised, particularly to offset any losses to the biodiversity of the SINC, which was a concern of Natural England and will also address some of the points raised by the Sustainability Appraisal on this issue. There are some existing TPOs on the site, which developments should have regard to. The value of existing trees will be assessed as part of Landscape Impact Assessments and Ecological Surveys undertaken as a routine part of the planning application process. The Council's Tree Officer will be able to consider the protection of suitable trees as part of this process.

#### Infrastructure

75. A number of respondents state that the site has a high water table and is waterlogged/prone to flooding. There is a concern that development will increase flooding in the area and that the existing drainage/sewage systems cannot cope. Part of the site that runs along The Lakes is within flood zone 3 but, apart from raising this point, the Environment Agency have raised no concerns in relation to the allocation of the SW2 area for development.
76. Policy SW2 and the supporting text highlight the issues of drainage and flood risk in relation to this area. The policy specifically requires that a surface water drainage assessment be undertaken and that any drainage measures or improvements necessary will need to be implemented. SW2 requires developments to avoid areas prone to flooding and provide Sustainable Drainage Systems (SUDs). There is a balancing pond in the south-eastern corner of Belmont SINC, which connects to existing development at Medicott Way, and development will need to retain this facility.
77. Southern Water has commented that there is currently no sewerage connection in the area and that development would need to connect to the nearest point of adequate capacity in the sewerage network. They have also suggested that an easement will be required to provide for access to existing

sewerage and water infrastructure. Portsmouth Water did not comment on the draft Plan, but have previously commented that an easement should be sought in respect of a water main that runs across the site.

78. Following discussions with Southern Water, it has been agreed that the provision of a sewerage connection is an essential component to enable the development, therefore this requirement should be added to the policy. It was also agreed that the provision of easements and other detailed matters in relation to the specifics of water provision and drainage would be considered as part of the detailed planning application process. These elements will therefore not be added to the policy but, due to the extent of drainage and water resource issues on this site, it is considered helpful that some references are added into the text and this is proposed after existing paragraph 4.6.19.
79. One comment raised concerns regarding pylons in the area. There are overhead cables to the south of The Lakes, however they are some distance from SW2 and, as the area around The Lakes itself is not suitable for built development, these are not considered to be a constraint on the development of SW2.
80. A small number of comments have raised issues relating to loss of amenity, noise and light pollution from cars and effects on views and property values in the vicinity. It is accepted that there will be an increase in traffic movement upon Gravel Hill, however, that is not considered significant. Environmental health officers will consider the pollution aspects of any development applications if necessary, but these are not expected to be significant given the proposed housing and open space uses. Additional planting and landscaping on the site and its borders will assist in the mitigation of any pollution impacts. Effects on property values and loss of individual views are not valid planning considerations.
81. One comment was received stating that the neighbouring paddock to the south of The Lakes will not be able to be used due to the change of character of the area and could therefore be considered for housing. No further details of this area have been supplied and the site has not been put forward as a SHLAA site, nor was it promoted through the 'call for sites'. It is not considered that the development of SW2 would prevent the continued use of nearby fields as paddocks. No further sites are required for housing and this paddock is unlikely to be acceptable as it is in the Settlement Gap beyond The Lakes.
82. A small number of comments have been received referring to the presence of gypsies around the site, including the need to make provision and that their existing presence makes development of SW2 for family housing unlikely (together with the presence of power lines and the stream). There is an

existing gypsy and traveller site south of The Lakes, outside the proposed SW2 area, which currently benefits from a temporary planning consent. A need has been identified for gypsy and traveller provision across the District and this will be subject to a separate Development Plan Document. The presence of the existing traveller site has not prevented developer interest on SW2 for a range of housing including provision for families and is not considered to be a barrier to its development.

#### Deliverability

83. One of the 'soundness' tests for the Local Plan is that it must be 'effective', in particular that its policies can be delivered. The Council has undertaken a 'light touch' viability appraisal of this allocation. The appraisal indicates that this site should be deliverable in accordance with the criteria in LPP1 policy CP3 and other policy requirements. The summary findings of the appraisal are attached as Appendix 3 of this document.

### **Site Allocation - Policy SW3 Lower Chase Road Open Space Allocation**

#### General Assessment

84. The site performs well in terms of its relationship to the settlement boundary, lack of physical constraints, and ability to provide substantial open space. Its landscape impact is classed as 'moderately sensitive', despite being within the Settlement Gap, due to the presence of existing development in the vicinity. In terms of transport assessment, the site has 'good' accessibility due to its proximity to facilities, but there are concerns regarding vehicular access from Lower Chase Road. Pedestrian access is also not ideal from Lower Chase Road, due to the lack of footways. It should be noted that this site is promoted primarily an open space allocation, rather than a housing allocation. Housing is proposed to facilitate the open space use and is expected to make a modest contribution to the required levels of residential development in Swanmore.
85. Few comments were received in relation to this site. Some supported the development for public open space and allotments while others objected to the limited amount of housing that is proposed, mainly on grounds of character. The Parish Council support this allocation if a legal agreement is arranged to deliver an accessible area for the overall benefit of Swanmore residents.
86. The promoter of SW3 supports the principle of the allocation; however, they consider the policy to be over-prescriptive. Specifically, they assert that the policy should not specify the location or extent of the housing area; they also consider that the landscape and infrastructure requirements are not necessary as they are covered by other wording. They propose that the policy be amended to 'limited' housing on the assumption this would be up to 10 units and that the policy should allow for uses such as a care home. They suggest

a revised policy SW3 which changes 'housing' to 'residential' , deletes "up to 5 dwellings in the south-west part of the site' and replaces it with; ' limited residential development within the site' and removes the sections on landscaping and infrastructure entirely.

87. The details of the objections to SW3, including the representations of the developer above, are considered under the existing headings of policy SW3 below as appropriate:

Nature and Phasing of Development

88. The site promoter proposes that the policy should not specify the amount of housing or siting, but should refer to 'limited' amount of residential development, on the understanding that this would be up to 10 units within the site. The allocation is primarily for open space and therefore only sufficient residential development to enable this to proceed should be allowed. Discussions have been held with the site promoter's representatives about revised proposals for 5 dwellings over a larger area. However, it is considered that the precise figure is less important, in terms of maintaining the character of the area, than the location of development within the site. It is therefore proposed that the reference to "up to five dwellings" be removed from the policy, but that the commitment be retained to limiting development to the area fronting Lower Chase Road up to the rear of existing gardens on that road. This is necessary to achieve a useable and attractive area of open space which relates well to the proposed footpath link with the SW1 site.
89. One respondent objected to the allocation on the grounds that sufficient housing could be allocated within the SW2 sites. However, the site has been allocated primarily for open space use, with only a small amount of housing proposed as necessary to allow for the provision of the open space. One comment was also made that the site would be unsuitable for housing due to the noise and proximity to the new sports provision. It is not unusual to have sports pitches and housing on adjacent areas (as is the case on SW1) and the promoter of the site has not raised this as a concern. The proximity of the adjacent sports pitches will, therefore, need to be taken into account in designing any development, but is not considered to be a barrier to development.
90. Several comments have been received stating that the proposal would be out of character with the surrounding area, in terms of appearance, site layout and density. It is suggested that the development should be for one dwelling only. The amount of housing and the area proposed for it is limited and the policy does not propose that housing should be built on the large open area that comprises the majority of the SW3 area. It is considered that the impact on the character of the area as a whole will be acceptable, taking account of the

open space benefits. The design of dwellings and their layout is a matter for any planning application,

#### Access

91. One comment has been received that the site frontage onto Lower Chase Road would be a dangerous access point for footpath access, as the road is narrow and without a footpath or street lights. The TA considered that additional vehicular access onto Lower Chase Road should be minimised due to these factors and suggested that any vehicular access should be via New Road. The initial TA looked at the whole of the SHLAA site 429 and subsequent discussion over the smaller area now proposed for SW3 considered that, although increased vehicular access was not ideal, the level of additional traffic generated by the limited amount of development proposed would not raise any undue concerns and that it should be possible to construct adequate visibility splays.
92. The policy contains a requirement for the provision of footpath/cycle access through to New Road. This has benefits in terms of increasing accessibility and providing more direct routes to facilities including Swanmore Secondary School and would be of benefit to existing residents in the area as well as the site itself.

#### Landscape

93. There have been several objections to development within the Settlement Gap. The developer has requested that the whole section on landscaping be removed from the policy, suggesting that landscaping would be secured by conditions and that the reference to the Gap should be removed.
94. The Local Plan carries forward a long standing policy of maintaining a Settlement Gap between Swanmore and Waltham Chase, which this area forms a part of, notwithstanding recent developments in the area. It is important to note that the Gap designation will remain on the area of recent sports pitch development which adjoins the SW3 site to its south. It is not proposed to build on the vast majority of the SW3 area and the Gap designation should remain on the land outside the proposed settlement boundary, along with the reference in the policy.

#### Green Infrastructure and Open Space

95. Comments have been received that there is sufficient open space nearby; however, the use of the site for allotments is supported as there is a shortage of allotments in the area. There have also been some objections that the site is unsuitable for recreation as it is too small and is bounded on three sides by housing. There are concerns expressed about safety for users and security for residents.

96. The site is allocated for public open space, which would benefit the community as the area is currently an unused private area. The policy refers to informal open space, parkland and allotments, as it is recognised that informal space would be most appropriate and useful in this location. The Technical Assessment of open space provision found deficits in all categories of open space provision except for sports pitches and natural green spaces and there is a particular shortfall of allotments as there are currently none in the village. There is some interest and support for the idea of allotments on this site, although the precise nature of the open space will be determined following discussions with the Parish Council, local community and the developer. It is not intended that the site will be used for intensive recreation and informal or allotment use of the site should address some security concerns, though natural surveillance and the design and layout of development will also contribute in this respect.

#### Infrastructure

97. The promoter of the site requests the removal of this element of the policy, as these issues will be addressed as part of the normal process of planning applications. As referred to earlier in this document, the education authority have stated that developments in this area will require contributions to associated expansion of the secondary school. The precise nature of these contributions has not yet been determined, therefore it is considered appropriate that the policy continues to refer to this issue. It is considered appropriate and useful to refer to infrastructure needed to make the development acceptable in planning terms, to highlight that contributions may be required in relation to the development of this site, where justified.

98. One comment has been received that the site of Singleton Farm suffers from very poor drainage, and contains a well. There have also been anecdotal comments that there may be drainage issues and a watercourse across the open area. None of the statutory consultees have raised issues of drainage, flooding or sewage in relation to this site. The Parish Council and the promoter of this site are also unaware of any such issues. It is therefore considered that any matters relating to these issues could be considered as part of any planning application. If there are such issues they are unlikely to affect the development of the site as a whole, although they may affect the type of open space and design and layout of any scheme.

#### Deliverability

99. One of the 'soundness' tests for the Local Plan is that it must be 'effective', in particular that its policies can be delivered. The Council has undertaken a 'light touch' viability appraisal of this allocation. This considers a development that would comply with policy SW3 and other policy requirements, including 5



dwelling with 40% on-site affordable housing provision. The appraisal indicates that the uplift in the value of the site as a whole is substantial and should be sufficient to encourage a landowner to provide the open space element of the scheme. It is, therefore, concluded that 5 dwellings is sufficient to enable the site to be delivered in accordance with the proposed policy. The amount of community benefits in terms of open space provision, layout and maintenance contributions may depend on the precise level and means of affordable housing provision or other contributions, which can only be determined precisely when a planning application is submitted. The summary findings of the appraisal are attached as part of Appendix 3 of this document.

### **Settlement Boundary / Swanmore Policies Map 18**

100. A number of representations were received on Map 18 – the Policies Map for Swanmore. Most of these relate to settlement boundary issues, including issues relating to the South Downs National Park boundary and Settlement Gaps. These are all considered under the Settlement Boundary heading below. Most of the comments on the settlement boundary relate to small sites, which are too small to be considered as potential site allocations. Sites treated as ‘omission’ sites are assessed at paragraphs 24-38 above and Appendix 1. There was one representation that referred to the consultation process, which is covered under paragraphs 22-23 above.

101. The main purpose of settlement boundaries is to define the area where development is, in principle, acceptable and outside of which more restrictive policies will apply, as explained in policy DM1 and paragraph 6.2.2 of the draft Local Plan. The key issue in considering the extent of the policy boundary is, therefore, whether it is desirable or necessary to include an area given that it would then be subject to a presumption in favour of development. Settlement boundaries are not aimed at simply defining the extent of a village and nor will the land excluded from them only be agricultural or open land. The Settlement Boundary Review 2014 (SBR) establishes a series of principles to guide whether areas should be included in settlement boundaries and these have been applied consistently in the draft Local Plan.

102. The Settlement Boundary Review included an analysis of possible areas for alteration around Swanmore and some adjustment of the settlement boundary around Swanmore was proposed as a result of the Review. Representations have been received in respect of this issue, either suggesting that particular areas should be included within the settlement boundary or should not be included, as discussed below.

#### Chapel Road and Droxford Road

103. There have been objections in relation to the proposed inclusion of an area between Chapel Road and Droxford Road (SHLAA sites 2001 and 2447) within the settlement boundary. The Parish Council requested that the settlement boundary and the National Park boundary in this area should match each other. There have also been representations stating that the change does not appear to conform to the principles of the Settlement Boundary Review – it is unnecessary to release small sites outside the settlement boundary, changes should not be made just for neatness and it would lead to undesirable backland development, where large sites have already been allocated that are more in accord with local views.
104. Comments have stated that access from Chapel Road would be dangerous for vehicle and pedestrian safety. The SBR does not allocate sites for development and any issues relating to access details have not been considered as part of the review. Such matters would be considered if any planning applications come forward within the area.
105. Further discussions have been held with the Parish Council, clarifying that it is the National Park boundary that it had wanted to move, rather than the settlement boundary. However, it is not possible to alter the National Park boundary as part of the Local Plan process. That being the case, the Parish Council would like there to be no change to the existing boundary, stating firstly that there is no need to do so and secondly, that this would lead to undesirable backland development which would be out of character with the village.
106. As a result of the representations, this area has been re-examined. As it is not possible to extend the settlement boundary into the National Park area, only a small part of site 2447 to the rear of existing housing could be considered. The land involved is largely unbuilt-on at the rear. The area is not visible from Chapel Road, but is quite prominent in views approaching the National Park from Droxford Road, where it can be seen as a heavily treed area. It is clearly not a built-up area and presents a soft green edge to the National Park.
107. The development of this area is not needed to provide flexibility given the large allocation at The Lakes, which could provide additional capacity if needed, subject to acceptable environmental impacts. It is therefore not necessary to alter the boundary for the sake of neatness and the area does not provide an obvious and suitable candidate for inclusion within the boundary as discussed within paragraphs 20 and 21 of the Settlement Boundary Review.
108. The area could be considered to have back garden character and also a countryside character given its location on the edge of open countryside and

the National Park. It is therefore considered that it does not clearly fall within the criteria of Principle 2c) of the Settlement Boundary Review and, given all the issues and concerns raised above, on balance, there are considered no overriding reason to include this area within the settlement boundary. It is therefore recommended that the Policies Map 18 in LPP2 be amended to show retention of the current Local Plan settlement boundary in this area of Swanmore, and that the Settlement Boundary Review be updated to reflect the re-assessment.

Greenfields Lodge, Church Road

109. This site is being promoted as having potential for a limited amount of housing. SHLAA site 2514 was originally promoted as a larger area, also having access across to Bucketts Farm Close. The site was subsequently removed from consideration when the rear part of the site was stated not to be available. The remaining area of 2514 only consisted of a small area adjacent to the settlement boundary and would not be large enough to be allocated as part of the Plan. Following publication of the draft Plan, a revised area of 0.17ha for SHLAA site 2514 has been proposed for inclusion within a revised settlement boundary. This area was considered as part of the SBR when it was part of a larger area in SHLAA site 2514. At the time the SBR considered that the whole site related more to the surrounding countryside than the built up area and recommended no change to the settlement boundary.
110. The area now being promoted for inclusion within the settlement boundary, following the publication of LPP2, comprises a much smaller area. The new area lies only to the rear of Greenfields Lodge and there is no connection via Bucketts Close, and is only 0.17ha in size. Parish Council representatives have stated that they would not be in favour of inclusion within the settlement boundary, as development in this area would led to backland development out of character with the village. The site is also within an area that was least preferred for development in the Parish Council's consultation.
111. The revised site area comprises a garden area to the rear of Greenfields Lodge. There is built development to the east in the form of the garden of houses within Bucketts Close and to the west in the form of an extension to the primary school. The school extension is largely outside of the settlement boundary. To the rear of the garden area lies a field, leading to more fields and into the South Downs National Park.
112. The area proposed is not visible from the public realm and is not physically, functionally or visually related to the main area of development in Swanmore. The area proposed for inclusion is a rectangular area approximately 36m in width and some 46m in depth, which represents a substantial wedge of green open area at the rear of Chapel Road. There is no requirement to find additional small sites for development and development of

the site does not have local support. Given all the above, there is considered no reason to change the assessment within the SBR, that the site falls under principle 3e) in that it is a large garden/open area that visually relates to the open countryside rather than the settlement. As such the site should not be included within the settlement boundary and the Settlement Boundary Review assessment of the site should be updated to reflect the smaller area now under consideration.

Alexander Cottage, Lower Chase Road

113. This site was promoted as an omission site and has been discussed above in paragraphs 25-31. The promoter of the site has also suggested that the settlement boundary should be revised in this area to accommodate this site. It is further stated that Settlement Gaps should be reviewed and evidence is presented that development will not have an adverse impact on the Gap.
114. The SBR considered the sites being proposed for allocation in LPP2 and other places where there were known to be settlement boundary issues. Therefore this site was not covered as part of that process. However, the site is a SHLAA site and has been subject to assessment along with all the other sites promoted for inclusion in LPP2. As discussed above, it is not considered that the site should be developed as it is an undeveloped field, a component of the Settlement Gap and relates clearly to the surrounding countryside. The objector's analysis of the impact on the Gap is not accepted and the site has recently been refused planning permission for the development proposed, with adverse landscape impacts being one of the reasons for refusal.
115. The principle of a Gap between Swanmore, Bishops Waltham, Waltham Chase etc is established in Local Plan Part 1 (policy CP18). In defining the detailed boundaries of Gaps, the approach adopted consistently across the District is to define all the land between the respective built-up areas. This approach is continued in the draft LPP2, even if it may be possible to argue that not every parcel of land within the defined area contributes to the Gap. The land referred to in this objection is outside the built-up area of Swanmore and has not been allocated following an assessment of development needs and potential sites. There is, therefore no reason to review the Gap in this location or to depart from the consistent approach to defining Gaps, namely of making them contiguous with the built-up areas they separate.

Dodds Lane/Cobbetts Close

116. This area within the South Downs National Park has been promoted as an omission site, and has been discussed in detail in paragraphs 32-37 of this report. A representation to the draft Plan was received suggesting that the National Park boundary should be moved to accommodate development in this

area, adjacent to Cobbetts Close. It is not possible to alter the National Park boundary as part of the Local Plan process. This area would not be included within the settlement boundary in any case, as Cobbetts Close was constructed as an exception site (under Policy H6 of the 2006 Plan) and will remain within the countryside designation. Although adjacent to this exception site housing, the site being promoted is, therefore, not adjacent to the settlement boundary of Swanmore.

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

117. 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 Regulation 18 version of LPP2, highlighted the following matters (left column) in relation to Swanmore, 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 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 Swanmore</b>
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>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 Strategy for Swanmore reveals shortfalls against the required standard for allotments and several other open space categories.</p>

	Therefore, policies SW1 – SW3 allocate land or include requirements for various types of open space, including allotments, the nature of which is specified in policies.
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>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. Given the location of the allocation sites in Swanmore, there is an opportunity to link the sites with existing public rights of way network to provide a route along the southern edge of Swanmore. Also, the provision of open space and a need for new/improved pedestrian/cycle links through the sites to link with each other and other facilities, allows for the enhancement and improvement to access GI.</p> <p>Policies SW1 – SW3 each refer to pedestrian/cycle access and to providing pedestrian links. These elements will all contribute to the GI network in the area.</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.	See above re GI. Policies SW1 – SW3 refer to retaining and reinforcing existing landscaping and boundaries, which would include hedgerows, or providing substantial additional landscaping.
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>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</p>

	<p>regard to transport, policies SW1 – SW3 each have specific sections 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 is the case for the large site at The Lakes, which requires a masterplan and for individual components of the site to accord with this, to ensure the requirements are provided at the right time. However, it would not be legitimate to impose a specific phasing requirement on this or other Swanmore allocations.</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. Whilst policies SW1 – SW3 do not specifically refer to specialist youth facilities, they do require substantial open space provision and educational improvements. Swanmore has existing community facilities and it is not considered justified to make improved provision a specific requirement of the policies.</p>
<p><b>Mitigation and Recommendations from the SA/SEA in relation to the Swanmore site allocations.</b></p>	<p><b>Response</b></p>
<p>It would be recommended that any development should take account of the good practice guidance such as ‘Safer Places: The Planning System and Crime Prevention (2004)’ 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>See above. Whilst policies SW1 – SW3 do not specifically refer to specialist youth facilities, they do require substantial open space provision and educational improvements. Swanmore has existing community facilities and it is not considered justified to make improved provision a specific requirement of the policies.</p>
<p>The development on sites within a Gap as defined by Policy CP18 could be reduced and more GI incorporated to blend or soften any new development in</p>	<p>Almost all land around Swanmore is in the South Downs National Park or Settlement Gaps. It has, therefore, been necessary to allocate sites within the Gap, as this is a local designation, whereas the National</p>

the settlement gap. This could reduce the magnitude of the negative effects on landscape from major to minor.	Park is of national importance. However, GI improvements are included in those policies affecting the Gap, with SINCs retained and substantial open space and landscaping required by SW2, and a large area of open space required by SW3.
It would be recommended that development of any of the sites should include provision of new open space allotments. This would lead to positive effects on Health and also Infrastructure.	This is a requirement of policy SW3, which is the most suitable location for allotment provision.
Sites 2412 and 2453 were considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive if a firmer requirement to provide open space on the sites is included in the allocation policy wording.	These sites are not part of the proposed allocations for Swanmore.
It would be recommended that for all the sites, specific requirements should be included in their allocation wording to enhance and improve access to GI on and around them. This will increase the certainty of positive effects on the SA Objective of Green Infrastructure.	See above.  All site allocations in Swanmore are required to provide open space, pedestrian and cycle links and landscaping, so will enhance access to GI.
Given the lack of access to healthcare facilities in the Village, it would be recommended that contributions to increasing access to existing should also be sought.	GP provision for Swanmore is provided at Bishops Waltham. Although it is desirable that provision, or access to it, is improved the evidence does not indicate that this is so fundamental to the proper planning of the area that it could be made a requirement of the Swanmore site allocations. The allocations include requirements generally to provide safe access and to improve pedestrian and cycle links, including along the southern edge of Swanmore.
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	See above.  Given the broad nature of these SA objectives, it is considered that these are adequately covered by the emerging



mitigation within policy wording. This will help reduce negative effects identified for the SA Objectives Pollution, Health and Transport.	development management policies. With regard to transport, policies SW1 – SW3 each have specific sections 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 is the case for the large site at The Lakes, which requires a masterplan and for individual components of the site to accord with this, to ensure the requirements are provided at the right time. However, it would not be legitimate to impose a specific phasing requirement on this or other Swanmore allocations.
Site 2514 could provide an opportunity if taken forward to create additional car parking spaces or a safe dropping off zone for parents making use of the primary school adjacent which could help alleviate parking issues along Church Road, Chapel Road and Dodds Lane.	Site 2514 is not proposed as a site allocation and part of it is no longer available. Any potential opportunities for car parking provision would not warrant the allocation of the site for development. .
Given site 2515’s proximity to designated habitats and with BAP habitats being present in between, if taken forward there could be opportunities to provide greater connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects on Biodiversity.	This site is not part of the proposed site allocation for Swanmore.
It would be recommended that the hedgerows on all sites should 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.	Policies SW1 – SW3 refer to retaining and reinforcing existing landscaping and boundaries, which would include hedgerows, or providing substantial additional landscaping.
Sites 340, 2458 and 2513 were developed, it would be recommended that there should be a requirement under policy to retain trees covered by Tree Preservation Orders.	Site 340 forms part of the area allocated for development by policy SW2. The policy requires the retention of important trees, which will include those covered by TPOs. However, in order to progress this objective

	it is proposed that reference is made especially to protected trees.
The Allan King's Way public right of way (PRoW) runs along the boundary of sites 2505, 2593 and 340 and if taken forward development of these sites could provide opportunity to enhance the PRoW by creating a safer and/or additional routes through the sites to encourage greater and safe access from and to the village. If this was requirement of the allocation policy it could lead to minor positive effects on Infrastructure.	This route runs along The Lakes. Policy SW2 relating to The Lakes requires the provision of footpath/cycleway links between New Road and Hillpound, through the site or by improving The Lakes. This is, therefore, already a requirement of policy SW2.

### **Summary and Conclusion**

118. The comments relating to the Swanmore section of the draft Local Plan mostly refer to various infrastructure issues and the merits of the proposed site allocations or alternative sites that are promoted. The alternative sites and the proposed allocations have been reassessed against the key criteria used in the draft Plan (see Appendix 1) but the conclusion remains that the proposed allocations to the south of Swanmore are the most suitable taking account of all the criteria, including public preferences and the presence of the South Downs National Park.

119. The various concerns raised by those objecting to policies SW1 – SW3 are addressed and it is proposed that policy SW1 is deleted as the development of this site is now well underway. Also, several detailed revisions to policies SW2 and SW3 are proposed as a result of comments received.

120. The proposed changes to the draft Local Plan as it relates to Swanmore are summarised below, with Appendix 4 setting out the detailed amendments recommended:

- Update Net Housing Requirement Table at paragraph 4.6.5 to reflect updated figures (see paragraph 10 above);
- Delete policy SW1 and explanatory text and re-number remaining policies and paragraphs. This site has been granted consent and construction is well advanced (see Appendix 4);

- Amend site allocation policy SW2 to refer to master-planning principles, improve protection and improvement of landscaping and biodiversity, and to refer to improvements required to drainage infrastructure (see Appendix 4);
- Amend site allocation policy SW3 to remove reference to a specific number of dwellings (see Appendix 4);
- Update Swanmore section of Chapter 4 to reflect the changes above, reorder the explanatory text to policies SW 2 and SW3, and edit to remove background data and correct errors (see Appendix 4).
- Amend Policies Map 18 (Swanmore) and Summary Map to reflect the above changes and to exclude land designated as subject to policy DM5 (protected open space) where this is outside the settlement boundary.

## **Appendix 1 – Assessment of Draft Plan Allocations SW2, SW3 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 Swanmore generally reflect the ‘key criteria’.

The schedule below refers to the ‘key criteria’ and assesses the draft Local Plan allocations and the ‘omission’ sites now raised through consultation on the draft Local Plan. References to site allocation SW1 (land adjacent to Swanmore College) have been removed as this site is now being developed. The estimate of additional dwellings required has also been amended to take account of this and other developments.

The sites under consideration are referenced by their SHLAA numbers and are as follows:

2505, 2464 & 340 – all part of The Lakes allocation(SW2).

429 – Land at Lower Chase Road allocation (SW3). This only relates to part of 429, with the majority having been developed as part of recent development at Swanmore College of Technology (formerly SW1).

2458 – Land at Dodds Lane

2449 – Land at Alexander Cottage, Lower Chase Road

<b>Key Criteria</b>	<b>Assessment</b>	<b>Evidence Source</b>
Is the site within the settlement boundary?	The part of SW1 that was to be subject to residential development is within the existing settlement boundary. Neither the remaining proposed allocations at The Lakes and Lower Chase Road, nor any of the ‘omission’ sites are within the settlement boundary. The capacity of the settlement has been assessed and it is estimated that about 146 dwellings need to be developed by allocating sites outside the existing settlement boundary.	Updated table of housing supply at paragraph 4.6.5
If not, is the site adjacent to the existing settlement	The proposed allocation sites at The Lakes and Lower Chase Road and all the ‘omission’ sites adjoin the settlement boundary to some	<a href="#">Inset Map 24 - Winchester District Local</a>

<p>boundary and well related to the pattern of development?</p>	<p>degree.</p> <p>2449 is bordered by development to the south and east. There is open land to north and generally to the west. The site is open land, which marks a division between the more dense development along the northern site of Lower Chase Road to the east of the site and the more open land, with only sporadic development, that lies to the west of the site.</p> <p>429 is contained by the College or housing development.</p> <p>2505, 2464 &amp; 340 (The Lakes area) – these sites all have housing development to the north and are contained by The Lakes track with its strong landscape boundaries to the south. 2505 is bounded by New Road and has the College opposite, but also a SINC in the north-eastern corner and a farm to the south-east. 2464 is a SINC with farmland to the south-west and abuts site 340 to the south-east. 340 is bounded by Gravel Hill and has development on the opposite side of that road.</p> <p>2458 – has affordable housing to the north at Cobbett Close, although this is not within the settlement boundary, being an exception housing site. A smaller part of the northern edge of the site abuts the road. The western side of the site abuts the backs of gardens that form the edge of the settlement boundary. There are no features containing the edge of the site to the south and east.</p> <p>In conclusion, site 429 performs best in terms of its relationship to the settlement pattern. When taken as a whole, the sites forming The Lakes allocation (2505, 2464 and 340) are contained by landscape features and The Lakes itself and the roads New Road and Gravel Hill at the respective ends of the site, so perform moderately on this criterion.</p> <p>Although site 2458 carries on the village to the east along a road, this is extending into the SDNP with no features containing it. Site 2449 would represent an intrusion into the</p>	<p><a href="#">Plan Review</a></p>
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	<p>countryside to the west of its boundary, with no particular feature containing it visually on that boundary. These sites perform worst on this criterion.</p>	
<p>Are there physical constraints on the site? e.g. within a medium-high flood zone, overhead power line</p>	<p>The southern part of 2505 and the extreme southern part of 340 around The Lakes, are within a medium flood risk area (flood zone 3). There are overhead power lines to the south of The Lakes, but they are not close enough to affect the development site.</p> <p>There are no other physical constraints that affect any of the sites, so all sites perform well on this criterion except parts of 340 and 2505.</p>	<p><a href="#">Swanmore Constraints Map</a></p>
<p>Are there national or local policy designations? e.g. Site of Special Scientific Interest, Scheduled Ancient Monument</p>	<p>Site 2458 lies within the South Downs National Park. This is a national policy designation which places a severe constraint upon development (and means the site is not in the Local Plan area). Site 2464 is a SINC, which is a local nature designation.</p> <p>Sites SW2 and SW3 (part 429), 2505, 2464 and 340 all lie within the settlement gap.</p> <p>There is no conservation area within Swanmore, there are no listed buildings on the sites and no known archaeological issues, except at 2449 where there is some evidence of an ancient field system and its state of survival would require further assessment. .</p> <p>There is a public right of way (PROW) footpath running along the eastern edge of 2449 connecting to Bishops Waltham. The whole of The Lakes is a historic PROW. There is also a PROW owned by the Parish Council that connects The Lakes to Medicott Way in Swanmore Village.</p> <p>In conclusion, the national constraint of the National Park means that site 2458 performs worst on this criterion, along with site 2464 which is a SINC. The presence of the National Park across the entire northern-eastern boundary of Swanmore, means that sites in other areas should be preferred, so sites outside the National Park perform best</p>	<p><a href="#">Swanmore Constraints Map</a></p>

	on this criterion.	
Is the site close to existing facilities & services?	<p>Sites 2449, 2505, 429 and 2458 are all assessed as 'good' and 340 and 2464 as 'adequate' in the Transport Accessibility Assessment (Sept 2013) and update. However, of the quality of the pedestrian and cycle links to public transport, shops and services and primary school are more variable, with most sites being poor or adequate.</p> <p>Therefore, sites 429, 2449, 2458 and 2505 perform best in terms of accessibility to existing facilities and services, and sites 340 and 2464 perform less well, due to their location at the south of the village.</p>	<a href="#">Swanmore Transport Site Assessment and Accessibility Map</a>
Is there good access onto the site?	<p>Site 340 has no overriding highways or transport issues that would preclude development and would only require minor works to secure access to the sites. 2505 would only require minor work on and off the site for development, although improvements will be required to the footways along New Road. The assessment notes that The Lakes is only a gravel track and that substantial work would be required to if it was to be used for vehicular access.</p> <p>The Transport Assessment considered that site 2464 would require major works on and off site to secure development. Access via The Lakes would have the same issues as 2505 above. Access may be achieved via Martin Close or via site 340 to Hillpound. An access strategy would have to evaluate the best option.</p> <p>Site 2458 would also require minor works on and off site as part of development but would need to demonstrate how footway links could be made into the village centre. The TA has been updated and notes that a footpath has been created to adjoining development, so it may be possible to secure footway connections to the village centre.</p> <p>Sites 2449 and 429 would require major</p>	<a href="#">Swanmore Transport Site Assessment and Accessibility Map</a>

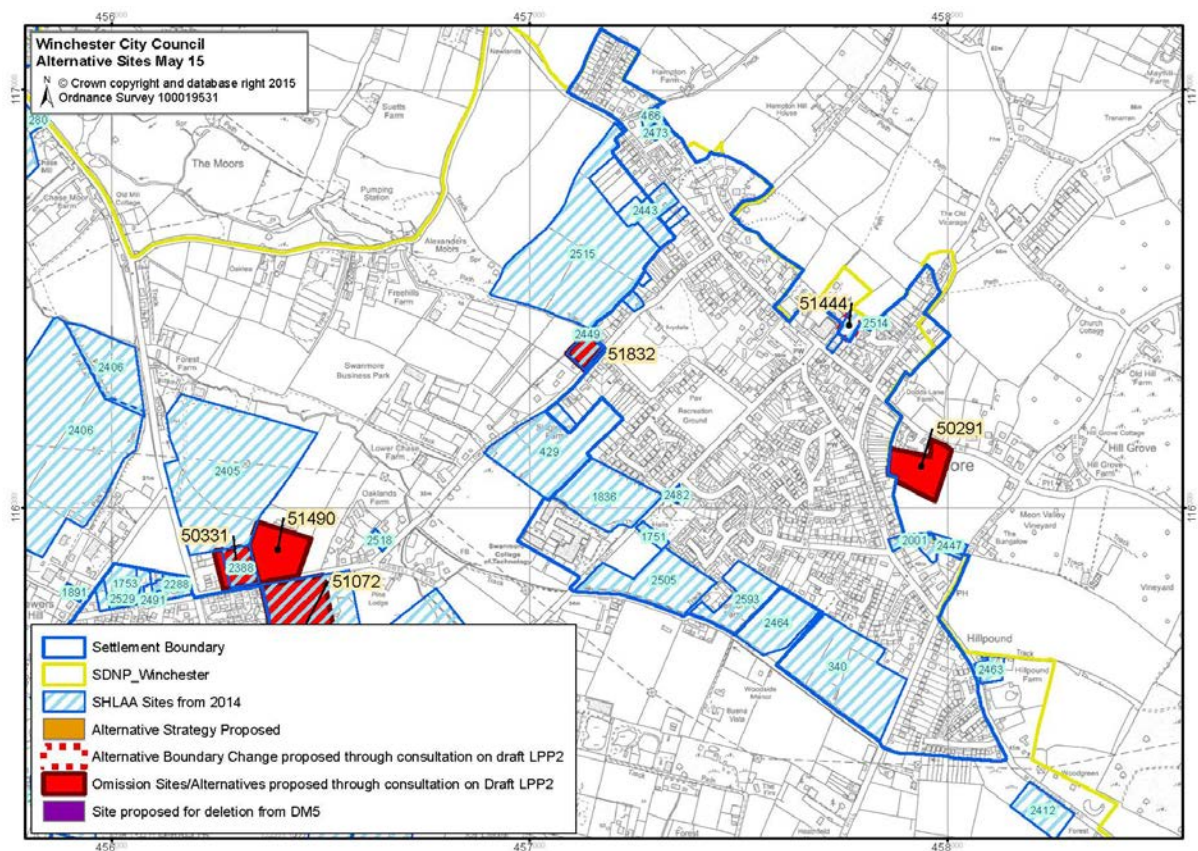
	<p>works and to obtain adequate accessibility to the sites. Both these sites front Lower Chase Road, where there are no pedestrian footways. There would be high reliance on car based transport and the transport assessment therefore concluded that other sites may be preferred for this reason.</p> <p>In conclusion, sites 340, 2458 and 2505 perform best in terms of highways access. Site 2505 would require works to improve pedestrian access to the site but these are thought to be capable of being provided easily. Sites 2449 and 429 on Lower Chase Road do not perform well in terms of access due to the lack of pedestrian footways. Site 2464 does not have an obvious direct access, other than via adjoining land.</p>	
Would the development detract from the landscape, important views and historic environment of the surrounding area?	<p>The Swanmore Landscape Sensitivity Assessment identified site 429 (the whole site) and 2449 as being 'moderately sensitive' due to their location in areas comprising a mixture of countryside and adjacent built development.</p> <p>The sites comprising The Lakes SW2 area (2505, 2464 and 340) are all 'most sensitive' (the text of LSA refers to 2505 &amp; 340 as 'highly sensitive' in error).</p> <p>The LSA categorised site 2458 as 'highly sensitive'. This may appear to rank it of lesser impact than the SW2 area, however the LSA considered the impact on the landscape in its totality, and the integrity of gaps between settlements rates as 'most sensitive' across the settlements.</p> <p>Further site analysis of 2458 by WCC and SDNP Landscape Architects has concluded that the site would have a high impact on the landscape of the National Park, due to its elevated position.</p> <p>In conclusion, sites 2505, 2464 and 340 perform worst, although site 2458 has subsequently been found to have a high impact on the National Park so is also poor. Other sites perform moderately on this</p>	<a href="#">Swanmore Landscape Sensitivity Assessment</a>



	critterion.	
Can the site contribute to meeting other identified needs?	<p>The main local need which has been identified is open space. The Swanmore Open Space Assessment indicated shortfalls in all categories of open space apart from 'natural green space' and 'sports' and this is confirmed by the more recent Open Space Strategy 2014.</p> <p>Site 429 is being proposed as a mainly open space development and should provide a substantial area of informal recreation / parkland or allotments. All of these forms of open space are deficient in the village and there is currently no allotment provision at all.</p> <p>Site 2449 is of a size where it would be difficult to get any significant on-site open space. All the other sites are capable of providing on-site open space.</p> <p>Taken as a whole, The Lakes (SW2) area has great potential to provide substantial areas of informal open space and increased green infrastructure and pedestrian and cycle links as part of its development. 340 has the greatest potential in this respect due to its size and developable area. 2505 is also a substantial site, however only part of the site is suitable for development due to flood risk issues. Therefore development is likely to be concentrated on that part, with the area liable to flood suitable for informal open space use only. 2464 is a SINC, so public open space is unlikely to be appropriate; however development of SW2 provides an opportunity to increase access to and around the SINC.</p> <p>In conclusion, sites 429, 340 and 2505 perform best in relation to open space opportunities. All of the sites around SW2 provide opportunities for enhanced green infrastructure, biodiversity and pedestrian and cycle links. 2458 should be able to provide open space in accordance with Local Plan standards although is unlikely to be large enough to provide substantial open space areas as well. Sites 2449 and 2464 perform</p>	The Swanmore Open Space Assessment and <a href="#">Open Space Strategy 2014</a>

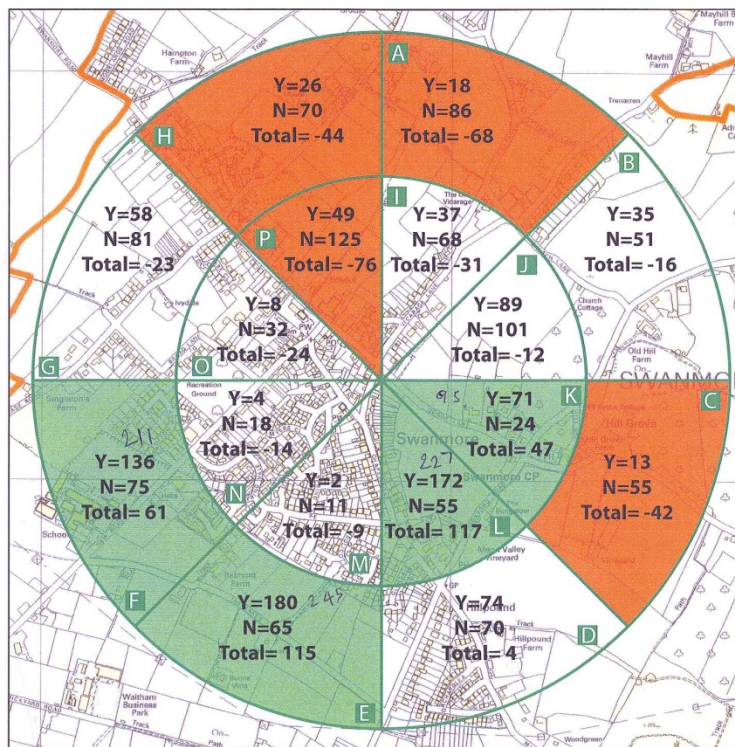
	least well in relation to this criterion.	
Would the development maintain the generally open and undeveloped nature of the gap between neighbouring settlements?	<p>Only site 2458 is not within the Settlement Gap, although it is in the National Park and would be prominent within the landscape.</p> <p>The LCA considered that development of 2449 would not harm the integrity of the Swanmore Bishops Waltham gap as a whole, due to the presence of nearby development. The development of 429 for open space would not harm the integrity of the gap. Open space and sports pitches are acceptable within the gap, subject to assessment of their visual impact.</p> <p>The development of sites 2505, 2464 and 340 would intrude into the gap between Swanmore and Waltham Chase. The visually strong tree-line along The Lakes has the potential to create a new defined edge to the settlement and enhancement of the landscaping in this area can create a rural edge to the new development.</p> <p>In conclusion, sites 2458 performs best on this criterion and sites 340, 2464 and 2505 are worst, although there is limited scope to accommodate the scale of required development around Swanmore without intruding either into the National Park, which is a nationally-important designation, or the existing Settlement Gap.</p>	<a href="#">Inset Map 24 - Winchester District Local Plan Review</a>
How did the site rate in community consultation responses?	<p>The preferred area for development in the Swanmore Parish Council consultation of April 2013 covered the area of site 2458. The second preferred area covered the area of sites 340 – 2505.</p> <p>In the draft LPP2 consultation, site 2449 received one objection. The remainder of 249 being promoted as SW3 received a few objections. The SW2 area (340-2505) received a few expressions of support and a number of objections. The issues raised by these objections are covered in the main body of this report.</p>	Report of Public Consultation on Swanmore Site Allocations

## Map of Omission Sites



## Appendix 2 – Copy of Swanmore Parish Council Questionnaire April 2013

**Q 1 and 2 - Where do you think development  
would be most appropriate?  
(Total Responses 377)**



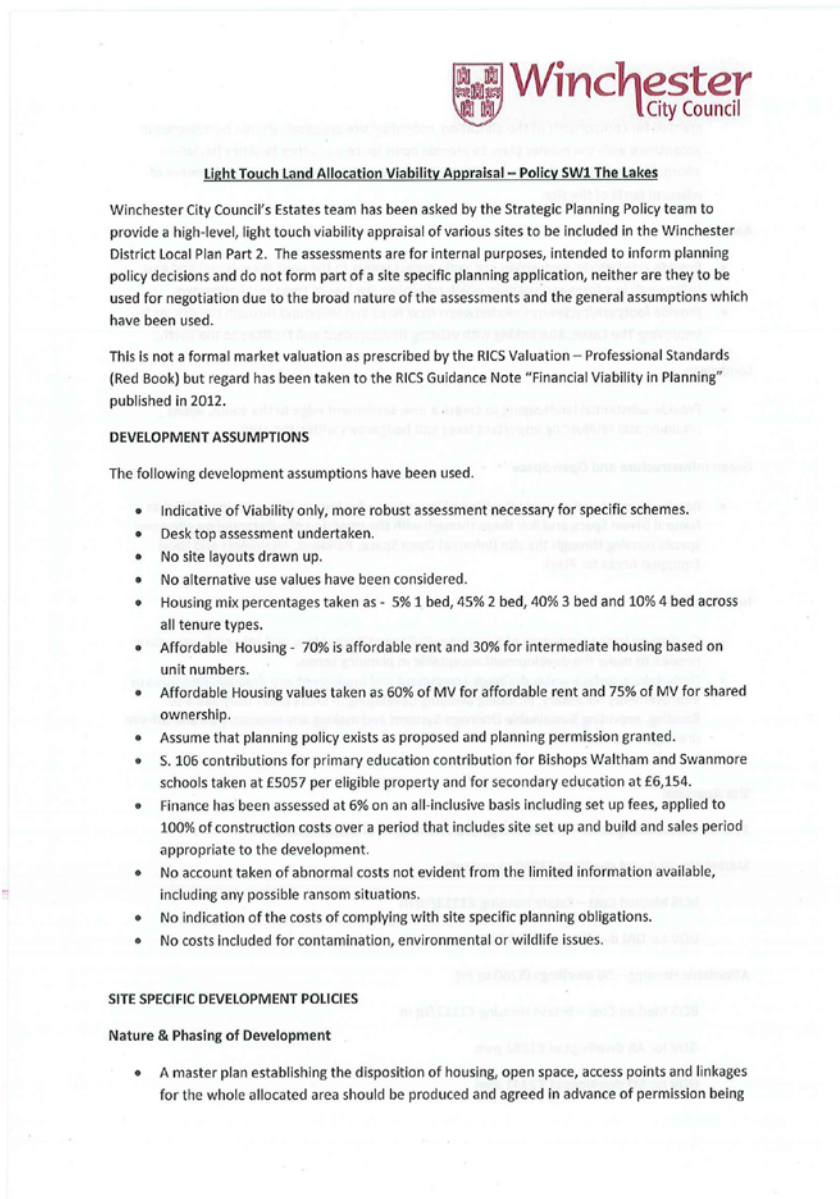
**Green indicates the 4 areas  
with the HIGHEST POSITIVE outcome**

**Red indicates the 4 areas  
with the LOWEST NEGATIVE outcome**



## Appendix 3 – Viability Assessment of Site Allocations SW2 & SW3

### SW2 The Lakes, Swanmore



granted for components of the allocation. Individual site proposals should be designed in accordance with the master plan, to provide open space and other facilities (including affordable housing) at the appropriate stage, and avoid prejudicing the development of adjacent parts of the site.

#### Access

- Provide safe vehicle, pedestrian and cycle access points to the west (New Road) and east (Hillpound) in a form and position which minimises the loss of trees and hedgerows.
- Provide footpath/cycleway links between New Road and Hillpound through the site, or by improving The Lakes, also linking with existing development and facilities to the north.

#### Landscape

- Provide substantial landscaping to create a new settlement edge to the south, whilst retaining and reinforcing important trees and hedgerows within the area.

#### Green Infrastructure and Open Space

- Retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) as Natural Green Space and link these through with the provision of substantial on-site open spaces running through the site (Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play).

#### Infrastructure

- Contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms.
- Undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including avoiding developing in areas potentially liable to flooding, providing Sustainable Drainage Systems and making any necessary on and off-site drainage improvements.

#### Site Appraisal

11.6 ha site including SINC – 140 dwellings and 13240 sq m of accommodation.

Market Housing – 84 dwellings (7960 sq metres)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for OM dwellings at £3136 psm

Affordable Housing – 56 dwellings (5280 sq m)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for AR dwellings at £1882 psm

GDV for SO dwellings at £2341 psm

Other costs –

- CIL -£674,416
- Education contribution - £861,560

**Residual appraisal**

£8.0 million

**Existing use value**

Estimated from aerial photographs and scaling from GIS map. Based on use as farmland including farm buildings and the SINC = £626,000

**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 \_\_\_\_\_

14/8/15

## SW3 – Lower Chase Road, Swanmore



### Light Touch Land Allocation Viability Appraisal - Policy SW3 - Lower Chase Road, Waltham Chase

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.
- 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 information on costs of site specific planning requirements.
- No costs included for contamination, environmental or wildlife issues.

#### SITE SPECIFIC DEVELOPMENT POLICIES

##### Access

- Provide safe vehicle, pedestrian and cycle access from Lower Chase Road.
- Provide a new footpath/cycleway through the site, accessing the open space and linking with the housing and open space proposed at Swanmore College to provide access between Lower Chase Road and New Road.



**Appendix 4 – Local Plan Part 2 Swanmore Chapter showing revisions****4.6 SWANMORE****Location, characteristics & setting**

- 4.6.1 Swanmore is roughly equidistant between Winchester, Portsmouth and Southampton. The village has managed to retain its essentially rural character and setting despite the relatively large scale of development that has taken place there over the past 40 years or so. The South Downs National Park borders its north-eastern edge and there are a large number of sites around the village designated for their environmental interest, including Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and ancient woodlands.
- ~~4.6.2 The LPP2 data set for Swanmore 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 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**

- 4.6.3 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 Swanmore, 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.
- 4.6.4 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 proportionate in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features.

**Housing**

- 4.6.5 The remaining housing requirement, taking account of completed and anticipated development, ~~was~~ is about 209 146 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 Swanmore during the Plan period.

### Swanmore Net Housing Requirement

Category	No. of dwellings
<b>a. Requirement (2011-2031)*</b>	<b>250</b>
b. Net Completions 1.4.2011 to 31.3.2013	<u>12</u>
c. Outstanding permissions at 31.3.2013	<u>1681</u>
d. Significant permissions since 1.4.2013	<u>0</u>
ed. SHLAA sites within settlement boundary	<u>2311</u>
fe. Windfall allowance	<u>0</u>
<b>gf. Total supply(b+c+d+e+f)</b>	<b>41104</b>
<b>Remainder to be allocated (a – fg)</b>	<b>209146</b>

\* LPP1: Policy MTRA2

- 4.6.6 The ~~existing outstanding~~ planning permissions referred to in the table (c.) include a variety of smaller sites, particularly in the Chapel Road and Church Road areas, ~~with the SHLAA sites referred to (e.) also including several modest sites, for example off Swanmore Road.~~ Given the presumption in favour of development within the built-up area (policy DM1), these SHLAA 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 Swanmore through the SHLAA process, are shown on the Swanmore 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 ‘Swanmore – All Sites Submitted’ document).~~
- 4.6.7 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 Swanmore, 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 village.
- 4.6.8 The process of selecting appropriate sites has taken into account the work undertaken by the Parish Council to establish the community’s preferences for new development sites. ~~Through a series of local consultation events and discussions with Council officers, a~~All the potential housing sites in and around Swanmore that were promoted through the SHLAA were considered. ~~Having regard to using the established assessment methodology (see Chapter 2), and to the community’s preferences that have emerged through consultations such as the Future Development Questionnaire, a development strategy which included two main areas for housing and open space was drawn up.;~~

- ~~The south western edge of the settlement (north of 'The Lakes') (SHLAA sites 340, 2505 and 2464)~~
- ~~The proposed land swap with Swanmore College of Technology site (SHLAA sites 429 and 1836)~~

4.6.9 ~~As part of their collaborative approach, t~~The Parish and City Councils then undertook an informal consultation with the local community ~~on these options in January-March 2014, including two public exhibitions. About 75 responses were received and these indicated support for the development strategy. The consultation also invited suggestions for potential traveller sites and views on options for part of the land near Swanmore College. There was a strong preference for the option of modest development of part of the land near Swanmore College, provided the remainder was made available as open space. T~~ and the resulting development strategy promoting development along the southern edge of Swanmore was selected for allocation subsequently considered and approved by the Parish Council.

4.6.10 ~~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,~~

- ~~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;~~
- ~~neither has a significant adverse impact on biodiversity, landscape or heritage;~~
- ~~they broadly reflect the results of the Future Development Questionnaire and received public support.~~

4.6.11 Work on local needs and the evidence base also highlights a need for open space provision, especially for children's play, allotments, informal open space and parks, with the distribution of some types of open space in the village also being uneven. The overall scale of development proposed in the catchment of Swanmore College of Technology will require an extension to this Secondary School. 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.

4.6.12 Public consultation has indicated a desire for new or improved health facilities, public transport and footways, broadband and leisure facilities. 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.

## **Employment and Retail**

- 4.6.13 No specific employment needs have been identified that would warrant an employment allocation, but policy CP9 of the Local Plan Part 1 seeks to retain existing employment sites and buildings. Swanmore's village centre is too small to feature in the retail hierarchy defined in Local Plan Part 1 (policy DS1) although policy CP6 seeks to retain facilities and services, including local shops.

### **Open Space and Infrastructure**

- 4.6.14 Consultation on development needs and options in Swanmore has highlighted concerns about the adequacy of existing infrastructure, for example the transport impact of developments on the village centre. The transport assessments undertaken for Local Plan Part 1 and 2 indicate that the scale of development proposed in Swanmore, and cumulatively in the wider area, can be accommodated. 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.
- 4.6.15 Open spaces in Swanmore 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 are shown on the Local Plan Policies Map.

### **Site Allocation Policies**

#### **Policy SW1—Swanmore College Housing and Open Space Allocations**

**Land at Swanmore College of Technology, as shown on the Policies Map, is allocated for the development of about 70 dwellings and replacement College recreation land. 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 access point to New Road in a form and position which provides safe vehicle, pedestrian and cycle access and minimises the loss of hedgerows;**
- provide a new footpath/cycleway through the site linking with the open space and limited housing proposed at Lower Chase Road (policy SW3), to provide a link between New Road and Lower Chase Road.**

#### **Landscape**

- retain and reinforce landscaping on the boundaries of the proposed housing area;**

- ~~– Design the replacement recreation facilities to the west of the site (see below) so as to retain the open and undeveloped character of the settlement Gap.~~

#### Green Infrastructure and Open Space

- ~~– provide on-site open space (Informal Open Space and Local Equipped Area for Play) and recreation facilities for Swanmore College to the west of the site to improve and replace those being developed for housing.~~

#### Infrastructure

- ~~– contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms.~~

~~4.6.16 The proposed allocation (totalling 6.4 hectares) performs very well against the assessment criteria and was well supported through the public consultation. The area proposed for housing is currently defined as an important open space within the settlement boundary of Swanmore. The proposed allocation of the western part of the site will achieve an improved recreation area for the College and enable housing development on the eastern part, which is well contained and accessible to local facilities. Planning permission has been granted for the proposed housing and open space but this has not yet been fully implemented, hence the site is subject to an allocation at this stage.~~

~~4.6.17 The proposed replacement recreation land falls within the Swanmore-Waltham Chase Gap and should be designed so as to avoid intrusion into the Gap. Open space should also be provided within the housing development in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site.~~

4.6.18 The proposed allocation at **The Lakes** extends between New Road and Hillpound (totalling 11.6 hectares), performs very well against the assessment criteria and was supported through the public consultation. The development options around Swanmore are heavily constrained by the presence of the South Downs National Park to the north and settlement Gaps on most other sides. Development would be contained by The Lakes, a well defined feature, and will need to retain and reinforce existing landscaping along the southern edge of the area to create a substantial new landscaped edge to the built-up area and Gap.

4.6.19 The area includes two Sites of Importance for Nature Conservation (SINCs), which need to be retained and managed, and land along the southern edge which is potentially liable to flooding. As it is an extensive area in several ownerships, and with a variety of constraints and proposed uses, a masterplan setting out development principles for the whole area is needed before individual sites will be permitted. This should indicate which parts of the site should be developed for various uses, including the provision and retention of various types of open space, adequate vehicular, pedestrian and

cycle access through the site and financial contributions to off-site improvements as necessary, and to ensure that the considerable opportunities provided by the site are properly assessed and achieved.

- 4.6.20 The size of the area and the constraints existing provide scope for a number of open areas to be provided, retained, and managed as Natural Green Space, (including the SINCS) Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play. There is the opportunity to Developments should create (or make financial contributions towards) an extensive and attractive series of connected public and wildlife routes and spaces through the site, incorporating the SINCS, areas that may be undevelopable due to potential flooding, and the creation of additional open spaces of a variety of types.
- 4.6.21 Part of the land covered by policy SW1 is potentially liable to flood and measures will need to be implemented as necessary to prevent this. These should also ensure that pollution to areas of nature conservation importance, such as The Moors at Bishops Waltham, is avoided. Improvements will also be needed to the foul drainage network to accommodate the proposed development. Drainage and water supply infrastructure cross the site and this will need to be safeguarded through the design and layout of development.

#### **Policy SW1~~2~~ – The Lakes Housing Allocation**

**Land to the north of The Lakes, as shown on the Policies Map, is allocated for the development of about 140 dwellings and areas of open space. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:**

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

- **a masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be produced and agreed in advance of permission being granted for components of the allocation. Individual site proposals should be designed in accordance with these principles-masterplan, to provide open space and other facilities (including affordable housing) at the appropriate stage, and avoid prejudicing the development of adjacent parts of the site.**

##### **Access**

- **provide safe vehicle, pedestrian and cycle access points to the west (New Road) and east (Hillpound) in a form and position which minimises the loss of trees and hedgerows;**
- **provide footpath/cycleway links between New Road and Hillpound through the site, or by improving The Lakes, also and linking with existing development and facilities to the north.**

##### **Environmental Landscape**

- provide substantial landscaping to create a strong new settlement edge to the south, whilst retaining and reinforcing protected and other important trees and hedgerows within the area to maintain and improve green links.

#### Green Infrastructure and Open Space

- retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) as Natural Green Space and link these with the provision of substantial on-site open spaces running through the site (Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play) to provide for adequate public open space and wildlife corridors to enhance biodiversity.

#### Other Infrastructure

- contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;
- undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including avoiding development in areas potentially liable to flooding, providing Sustainable Drainage Systems, and making any necessary on- and off-site drainage improvements;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

~~4.6.22 The proposed allocation extends between New Road and Hillpound (totalling 11.6 hectares), performs very well against the assessment criteria and was supported through the public consultation. The development options around Swanmore are heavily constrained by the presence of the South Downs National Park to the north and settlement Gaps on most other sides. Although the site lies within the Swanmore/Waltham Chase Gap, development would be contained by The Lakes, a well defined feature, and will need to retain and reinforce existing landscaping along the southern edge of the area to create a substantial new landscaped edge to the built-up area and Gap.~~

~~4.6.23 The area includes two Sites of Importance for Nature Conservation (SINCs), which need to be retained and managed, and land along the southern edge which is potentially liable to flooding. As it is an extensive area in several ownerships, and with a variety of constraints and proposed uses, a masterplan setting out development principles for the whole area is needed before individual sites will be permitted. This should indicate which parts of the site should be developed for various uses, including the provision and retention of various types of open space, adequate vehicular, pedestrian and cycle access through the site and to ensure that the considerable opportunities provided by the site are properly assessed and achieved.~~

~~4.6.24 The size of the area and the constraints existing provide scope for a number of open areas to be provided, retained, and managed as Natural Green~~



Space (including the SINC), Parkland, Informal Open Space, Allotments and Local Equipped Areas for Play. There is the opportunity to create an extensive and attractive series of connected public and wildlife routes and spaces through the site, incorporating the SINC, areas that may be undevelopable due to potential flooding, and the creation of additional open spaces of a variety of types.

- 4.6.25 Land at **Lower Chase Road** (1.1 hectares in total) is allocated for open space use and a small amount of housing. The area is contained by existing housing and the Swanmore College recreation land and provides the opportunity to extend the range of open spaces available in this part of the village, helping address local open space shortfalls. In order to facilitate this and give certainty over the future of this land, a limited number of dwellings will be permitted adjacent to the existing development on Lower Chase Road, as part of a comprehensive, open space-led scheme for the whole site.
- 4.6.26 The area is within the Swanmore-Waltham Chase Gap and the open space uses should be designed so as to avoid harmful impacts on the surrounding housing or intrusion into the Gap.

#### Policy SW23 – Lower Chase Road Open Space Allocation

Land at Lower Chase Road, as shown on the Policies Map, is allocated for the development of public open space with limited housing. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

##### Nature & Phasing of Development

- the majority of the site, behind properties in Lower Chase Road, Broad Lane and Crofton Way, should be developed for public open space to address local needs, funded by up to 5 a small number of dwellings in the south-west part of the site.

##### Access

- provide safe vehicle, pedestrian and cycle access from Lower Chase Road;
- provide a new footpath/cycleway through the site, accessing the open space and linking with the housing and open space proposed at Swanmore College (policy SW1) to provide access between Lower Chase Road and New Road.

##### Environmental Landscape

- provide landscaping to enhance the proposed open space areas and protect the amenities of adjoining housing and the open character of the settlement Gap, retaining and reinforcing important trees and hedgerows within the area.

##### Green Infrastructure and Open Space

- provide substantial open space suitable for the location, such as Informal Open Space, Parkland and Allotments, to help address



**existing local shortfalls.**

**Other Infrastructure**

- **contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms.**

~~4.6.27 This land (1.1 hectares in total) will be contained by existing housing and the proposed Swanmore College recreation land (policy SW1) and provides the opportunity to extend the range of open spaces available in this part of the village, helping address local open space shortfalls. In order to facilitate this and give certainty over the future of this land, a limited number of dwellings will be permitted adjacent to the existing development on Lower Chase Road, as part of a comprehensive, open space-led scheme for the whole site. The public consultation put forward two possible options for this area and the approach proposed in policy SW3 was strongly preferred.~~

~~4.6.28 The area is within the Swanmore-Waltham Chase Gap and the open space uses should be designed so as to avoid harmful impacts on the surrounding housing or intrusion into the Gap.~~

**Open Spaces**

~~4.6.29 Open spaces in Swanmore 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. Policy SW1 above proposes housing development on the protected open space at Swanmore College, in conjunction with replacement recreation facilities adjacent which will improve provision and help achieve other improvements at the College.~~



## Proposed Changes to Policies Inset Map for Swanmore

### 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

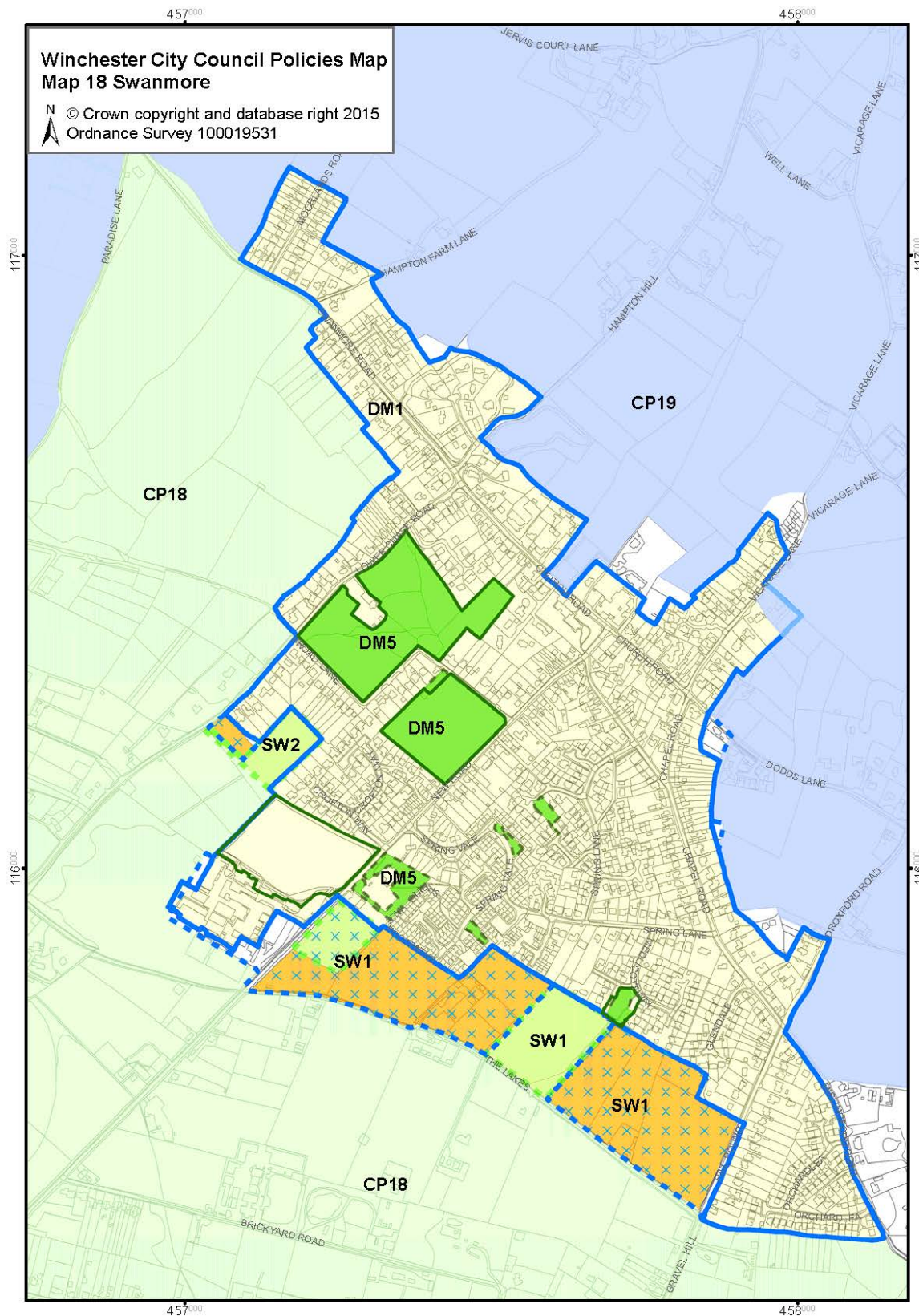
#### Policies adopted in Local Plan Part 1

-  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

### Polices Map Inset Showing Changes from Adopted Plan for Swanmore














## 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



# Swanmore Polices Map Inset Map

