

**From:** [Natalie Fellows](#)  
**To:** [Richard Cutler](#)  
**Subject:** FW: 16/00819/OUT Land At Church Lane Colden Common Hampshire  
**Date:** 21 June 2016 14:50:44  
**Importance:** High

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Dear Richard,

As requested, please see below the SDNPA response to the above planning application.

Many thanks,

**Natalie Fellows**

Planning Link Officer: Hampshire  
South Downs National Park Authority  
Western Area Office, Queen Elizabeth Country Park, Hampshire, PO8 0QE  
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**From:** Natalie Fellows  
**Sent:** 21 June 2016 14:48  
**To:** 'SAvery@WINCHESTER.GOV.UK' <SAvery@WINCHESTER.GOV.UK>  
**Cc:** 'planning@winchester.gov.uk' <planning@winchester.gov.uk>  
**Subject:** 16/00819/OUT Land At Church Lane Colden Common Hampshire  
**Importance:** High

Dear Simon,

**Planning Reference:** 16/00819/OUT **Local Authority:** Winchester City Council

**Address:** Land At Church Lane Colden Common Hampshire

**Proposal:** A Garden Village comprising up to 13 open market and 8 affordable houses, including a community orchard and major new public open space

Thank you for consulting the South Downs National Park Authority on the above application.

The inclusion of a new footpath/bridleway linking to the existing public right of way network to the south is welcomed, especially if enhancements can lead to improved access to the South Downs National Park including the Itchen Way/Otter trail.

I note that within the Open Space Assessment produced by Winchester City Council in 2013, Colden Common was identified as having deficits in Equipped Children's & Young People's Play Space, Informal Green Space, Natural Green Space and Parks, Sports & Recreation Grounds; and there was a surplus in allotments. A further assessment was undertaken by WCC to support an Open Spaces Strategy published in 2015. The strategy notes that: *There are shortfalls in several categories of public open space, however the proposed housing allocations will provide an opportunity for additional on-site provision of open space to meet current and future needs.* However, the published deficit of open space and recreation provision for Colden Common needs to be placed in the context of broader provision within the District. SDNPA has published data on Accessible Natural Greenspace (ANG) in 2014 together with supporting data for each District within the South Downs including a buffer area around the boundary. These can be accessed at: <https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/evidence-and-supporting-documents/access-network-and-accessible-natural-green-space-study/> Colden Common is identifiable as a settlement that is lacking in localised Greenspace. This application is proposing a country park as mitigation, alongside informal playspace and ecological enhancements. It may be more appropriate to refer to this provision as a 'local nature reserve' rather than a country park which can be formalised and often serves the wider community. The long term management of the proposed green infrastructure should be linked to the

identified need of the local area and the constraints of the site. The ecological enhancements included and the opportunities that the new green infrastructure may bring is welcomed.

Having reviewed the Landscape Visual Impact Assessment and possible viewpoints, it would have been beneficial to include publically accessible views from within the protected landscape itself (even if no views are possible and to demonstrate this in the photo montages). It is generally agreed however, that it is unlikely that the development will be visible given the intervening vegetation and built-form from the west at Brambridge Park (Listed Park and Garden), to the east at Strattons Copse or to the north of Colden Common 'triangle of roads' within the South Downs National Park boundary. Having regard to the characteristics of the proposed development, which is relatively small scale adjacent existing properties, it is not considered to impact on the setting of the National Park.

Whilst acknowledging there may be local issues arising, including localised landscape issues given the site is situated on the edge of the built-up area, the South Downs National Park does not raise an objection to the above development.

Kind regards,

Natalie.

**Natalie Fellows**

Planning Link Officer: Hampshire

South Downs National Park Authority

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