

Winchester District Local Plan Part 2 – Examination

Matter 6: Bishop’s Waltham – Policies BW1 – 5: Submission on behalf of Crest Strategic Projects (GL Hearn 51954)

1. On behalf of our client, Crest Strategic Projects (CSP), these representations are submitted in relation to the Inspector’s Issues and Questions. They are made with the objective of achieving a sound plan without undue delay in the preparation process. CSP remain broadly supportive of the emerging Local Plan Part 2 and wish to help constructively facilitate delivery of the key housing allocations. Crest Strategic Projects has controlling interests over the strategic housing site identified as “The Vineyard/Tangier Lane Housing Allocation (Policy BW3)” within the emerging Local Plan Part 2 (LPP2). These representations are submitted in respect of Matter 6: Bishop’s Waltham – Policies BW1 – 5.

- i) Are the policies and proposals for growth and change in this area appropriate and justified, including in relation to the NPPF/PPG, and in terms of the environment, economic and social impacts.**

2. Policy MTRA2 of the adopted Local Plan Part 1 (LPP1) allocates ‘*about*’ 500 new dwellings to Bishop’s Waltham over the plan period 2011 – 2031. In his report on the Winchester District Local Plan Part 1 – Core Strategy, the examining Inspector stated:

*“In strategic terms, outside the SDNP [South Downs National Park] but as “gateway locations” to it, both Bishop’s Waltham and New Alresford are **clearly sustainable locations** for new development to meet local needs, with a wide range of services and facilities serving rural hinterlands, as well as reasonable public transport links that are capable of improvement. Initial studies, including the SHLAA (EB104) (2011), indicate that both are realistically capable of accommodating some new housing within their present built up areas, as well as on suitable greenfield sites adjacent to existing settlement boundaries, so that there is capacity for about 500 dwellings at each over the plan period” (paragraph 108 of the Inspector’s Report February 2013, GLH own emphasis).*

3. Policy MTRA 2 states that new housing should be accommodated on sites within existing (defined) settlement boundaries in the first instance; following an assessment of capacity within the built-up area, sites outside settlement boundaries will be identified where they are shown to be needed to meet housing delivery objectives. The supporting text for this policy sets out that planned greenfield releases or other allocations will be undertaken as necessary through the Local Plan Part 2 Site Allocations or a Neighbourhood Plan/community plan. The preparation of the Local Plan Part 2 (LPP2) followed directly on from the LPP1 and includes new site-specific development allocations based upon Bishop’s Waltham’s needs. WCC Officers worked closely with the Bishop’s Waltham Development Plan Steering Group to prepare evidence in relation to these needs to support the specific policies and site allocations relating to Bishop’s Waltham. As part of this collaborative approach, the Parish Council and the City Council undertook an informal consultation with the local community on preferred new housing allocations originally set out in the Bishop’s Waltham Development Plan for 2011 – 2031 between January – March 2014. The strategy for accommodating the housing needs for Bishop’s Waltham sought to allocate a series of smaller housing allocations rather than one larger single strategic allocation. Both the Parish Council and the City Council have sought to direct growth towards the southern parts of Bishop’s Waltham, thus avoiding any potential visual impact upon the South Downs National Park to the north and avoiding eroding the settlement gap between Bishop’s Waltham and Waltham Chase. As such, The Vineyard/Tangier Lane Housing Allocation was put forward as one of a number of site allocation within the proposed development strategy for Bishop’s Waltham. The Bishop’s Waltham Development Plan was subsequently incorporated within the draft LPP2 as a separate chapter on Bishop’s Waltham. A draft LPP2 was published for consultation between October – December 2014 and the application site was carried forward as one of the preferred new housing site allocations within Bishop’s Waltham (Policy BW3 – The Vineyard/Tangier Lane Housing Allocation) for development of

about 120 dwellings. Since these initial consultations in 2014, the Policy BW3 allocation has been carried forward into the Publication (Pre-Submission) Draft of the Local Plan which was subject to public consultation between November and December 2015 in accordance with the provisions of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Crest Strategic Projects has participated at every public consultation opportunity during the plan preparation process assisting the Parish and City Councils in their evidence gathering stages associated with the development of the Bishop's Waltham development strategy. In this respect the preparation of the LPP2 fully accords with the policy and guidance relating to plan making within the NPPF, PPG and the 2012 Regulations.

4. In the context of planning's **economic role**, the proposed housing allocations within Bishop's Waltham will make a significant contribution to local housing and economic growth requirements, making an important contribution to achieving the housing targets for the District set out within LPP1. In addition, temporary construction and supply chain jobs for local businesses will be created by the development of the housing allocations proposed, securing increased employment and investment in the area. Having particular regard to bullet point 3 of paragraph 17 of the NPPF, the LPP2 meets the planning system's economic role of contributing to a strong, responsive economy, ensuring that sufficient land of the right type for housing is available in the right place and at the right time to support growth.
5. In the context of planning's **social role**, the proposed housing allocations will provide significant social and community benefits. Importantly, the provision of market and affordable housing will help widen opportunities for home ownership in the area and will contribute towards a sustainable, inclusive and mixed community within Bishop's Waltham. As noted by the LPP1 Inspector, Bishop's Waltham lies within an accessible and sustainable location with regular bus services connecting the town to Winchester, Fareham and Southampton. Each of the housing allocations contain the potential to improve and promote pedestrian and cyclist access and permeability within the sites and across the southern parts of Bishop's Waltham, helping to promote sustainable patterns of growth, making the fullest possible use of public transport, walking and cycling. It is important to note that two planning applications have been submitted for the development of The Vineyard/Tangier Lane Housing Allocation (Policy BW3), references 16/01322/FUL and 16/01327/OUT. The submitted proposals incorporate significant amounts of informal open space, natural green space and Equipped Children's and Young People's Space for use by both existing and future residents of Bishop's Waltham. Having regard to this and the requirements set out within the policies for the other site allocations, the LPP2 meets the planning system's social role of supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs.
6. In the context of the **environmental role**, the development of the proposed housing allocations can be designed to protect and enhance the natural and built environment. The strategy of allocating development sites along the southern boundary of Bishop's Waltham avoids any visual impact upon the South Downs National Park. Furthermore, as noted above The Vineyard/Tangier Lane Housing Allocation (Policy BW3) is the subject of two pending planning applications. The specialist reports accompanying these planning applications have set out how the design of the proposals promote biodiversity by reinstating the grassland value of the Site of Importance for Nature Conservation within the site and protecting important trees and hedgerows within the site. The scheme design also ensures any potential flood risk is mitigated. The proposed development has been sensitively planned to ensure that environmental impacts are minimised and mitigated. Each of the housing allocations contains the potential to improve and promote biodiversity and mitigate flood risk.
7. In summary, it is considered the policies relating to the housing allocations within Bishop's Waltham embody the NPPF principles of sustainable development making a significant contribution to all three strands.

ii) **Are they [the policies and proposals] clear and deliverable, including in respect of the associated infrastructure requirements?**

8. It is pertinent to note that, with respect to the housing policies and site allocations, each of the housing sites is subject to pending planning applications or EIA Screening Opinion requests demonstrating that those with control of the land are progressing with development proposals for their respective schemes:
- **Policy BW1 – Coppice Hill Housing Allocation** is the subject of an EIA Screening Request and pre-application advice request, references 16/00700/PRE and 16/00726/SCREEN, for circa 80 dwellings across the site;
 - **Policy BW2 – Martin Street Housing Allocation** is the subject of a planning application for 61 dwellings across the site, reference 15/02914/FUL;
 - **Policy BW3 – The Vineyard/Tangier Lane Housing Allocation** is the subject of one detailed planning for the land to the west of Tangier Lane 'The Vineyard' and one outline planning application for land to the east of Tangier Lane for circa 132 dwellings across the entire housing allocation site, references 16/01322/FUL and 16/01327/OUT;
 - **Policy BW4 – Albany Farm Housing and Open Space Allocation** is the subject of an outline planning application for 120 dwellings across the housing allocation site, reference 15/00053/OUT.
9. Having regard to footnote 11 to paragraph 47 of the NPPF, this clearly shows these sites are deliverable (being available now and achievable with a realistic prospect that housing will be delivered on the sites within five years).
10. With respect to infrastructure requirements, each policy sets out on-site infrastructure requirements and off-site contributions that may be needed to make the developments acceptable in planning terms. These policies are supported by the Winchester District Local Plan Part 2: Development Management and Site Allocations Infrastructure Delivery Plan (2016) which outlines per policy site allocation the infrastructure the Council seeks. With respect to education, the development of each site will give rise to the requirement to provide a financial contribution towards education infrastructure within the area to enable the expansion of the local primary and secondary schools within the area to accommodate the planned increased yield of pupils.
11. With respect to open space the LPP2 is supported by both the Infrastructure Delivery Plan and the Open Space Strategy (2015). The Open Space Strategy identified that having regard to the existing provision within Bishop's Waltham the town has insufficient Equipped Children's playspace and Informal Green Space. The policies for Bishop's Waltham housing allocation sites identify specific open space requirements for each site allocation and each site has the capacity to deliver these requirements. In particular, the applications submitted for The Vineyard/Tangier Lane Housing Allocation (Policy BW3) propose informal green space, a Local Equipped Area for Play and improved Natural Green Space at the Albany Road Site of Importance for Nature Conservation helping to address the identified open space requirements in the area.
12. With respect to transport and access, transport assessments have been carried out for the LPP2 which indicate that the scale of development proposed within Bishop's Waltham can be accommodated. A further assessment on cumulative impacts has been carried out which confirms that Winchester Road generally has sufficient capacity to accommodate forecast growth to 2031. Furthermore, each development proposal for the site allocations is accompanied by a Transport Assessment. With respect to the applications at The Vineyard/Tangier Lane Housing Allocation, these supporting Transport Assessments demonstrate the site can safely be accessed and the traffic generation arising from the development proposals is acceptable. With specific regard to The Vineyard/Tangier Lane Housing Allocation (Policy BW3), initial transport assessment work in the early stages of the design of the

proposals for the site indicated that the site allocation could accommodate 200 units in highway capacity terms, each parcel of land (land to the east and west of Tangier Lane) having the potential to accommodate 100 units. The current Transport Assessments accompanying the planning applications for the site demonstrates how both parcels of land will be safely accessed with relevant road widening and road improvements detailed. It is important, however, to note that Policy BW3, as currently worded, is not clear in one respect. Specifically, under the heading 'Access', the policy seeks the following:

Access

- provide access points via Albany Road, Tangier Lane and The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking".

The supporting text to this policy states that:

"the public consultation showed concern about the proposed access points for the site via The Avenue and Albany Road; further investigations have revealed the potential to also use Tangier Land as an alternative or in addition to these" (paragraph 4.2.26, page 56 of the LPP2).

13. Within the representations made by Crest Strategic Projects to the LPP2 in December 2014, it was stated that Policy BW3 should be amended to include access via Tangier Lane as an option within the policy. The latest iteration of the policy, within the Submission Draft of LPP2 makes reference to Tangier Lane as a potential means of access. However, as currently worded the policy requires the development to secure access via all three points.

14. As noted above, both parcels of land can safely be accessed by one point of access and in highway terms can each accommodate 100 units. Therefore, the requirement to provide three access points is unduly onerous and, as demonstrated by the submitted transport assessments, would be unnecessary. Representations were made by Crest Strategic Projects to the LPP2 in December 2015 to this effect and the following amendments to the proposed Policy BW3 were sought:

Access

*- Provide **two points of access** via Albany Road **and** Tangier Lane/**or** The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking".*