



Bargate Homes (52092)

Winchester District Local Plan Part 2

Examination Hearing Statement

**Matter 6
Bishop's Waltham**

June 2016



1.0 Introduction

- 1.1 Bargate Homes Ltd and the Hawksford Trustees Jersey Limited as trustees of the Lower Slabs Settlement control/own land which makes up the proposed BW1 Allocation (Coppice Hill). Both parties support the principle of the allocation.
- 1.2 The remainder of this paper sets out our clients' response to Matter 6 – Bishop's Waltham, as set out in the Inspector's Hearing Programme and Matters and Issues (IN 003).

2.0 Inspector's Questions

- 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 environmental, economic and social impacts?*
 - ii) Are they clear and deliverable, including in respect of the associated infrastructure requirements?*
- 2.1 In our previous representations on the Publication (Pre-Submission) Local Plan Part 2 in December 2015, we stated that our client supported the principle of the BW1 allocation, but that there were two policy requirements in the BW1 Policy which, as drafted at that time, were unjustified and ineffective and that, as a result, the Plan was unsound. These requirements related to new/improved pedestrian and cycle improvements along the southern side of Coppice Hill and the retention of the open undeveloped nature of the countryside to the south/east.
 - 2.2 However, since that time, we have been in dialogue with Officers at Winchester City Council and have reached agreement on amendments to the BW1 Policy text, as set out in the email from Jenny Nell attached at Appendix A of this Statement. We confirm that the changes proposed satisfactorily address our previous concerns and that, subject to these changes, we consider the Plan to be sound in this regard.



3.0 Third Party Representations

- 3.1 We note that GL Hearn, acting on behalf of Crest Nicholson (Respondent No. 51954) submitted representations on the Publication (Pre-Submission) Local Plan Part 2 in December 2015, primarily in relation to their site at 'The Vineyard and land to the East of Tangier Lane' (BW3).
- 3.2 In that response, GL Hearn argue that the number of dwellings to be provided through allocations in Bishop's Waltham should be increased from about 380 to 400 dwellings and that the distribution of dwellings across the allocations should be revised, including an increase of dwellings at BW3, from 120 to 160 dwellings, and the reduction of dwellings at my client's site at BW1 from 80 to 60 dwellings.
- 3.3 My client strongly objects to this approach. The distribution of housing numbers across the proposed site allocations was developed as a result of extensive technical work undertaken by Winchester City Council as well as work undertaken by the Development Plan Steering Group and community focus groups on behalf of the Parish Council. As set out in the Publication (Pre-submission) Draft of the Local Plan Part 2, the proposed site at Coppice Hill performed very well against assessment criteria and was well supported through the public consultation for the development of about 80 dwellings. It is also the closest of all the proposed housing allocations to the town centre.
- 3.4 My client has been working on planning application proposals for the site and has undertaken a public exhibition for the development of the first phase of the allocation (about 35 dwellings), and is working with the landowner to develop proposals for the second phase of development across the remainder of the allocation (about 45 dwellings). Extensive technical and environmental work has been undertaken to understand the site constraints and opportunities. We are confident that the site can deliver the 80 dwellings proposed as part of the Local Plan allocation.
- 3.5 We therefore see no evidence for reducing the proposed dwelling numbers at BW1 and would urge the Inspector to retain the reference to 80 dwellings at this proposed site allocation.



Appendix 1

Email from Winchester City Council with revised Policy BW1
Policy Text – 15th June 2016

From: JNell@winchester.gov.uk
To: trevor.moody
Subject: Policy BW1 Coppice Hill
Date: 15 June 2016 10:15:49

Trevor further to our conversation the proposed amended text and policy for BW1 is set out below – further edits may be required for consistency across the plan – hopefully these address your representations.

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

Policy BW1 – Coppice Hill Housing Allocation

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

Access

- provide single vehicular access point, taking into consideration the Shore Lane junction and visibility on Coppice Hill;
- provide new/improved pedestrian and cycle access from

~~the site across the B2177, along the northern side to the Crown Roundabout, and improve provision on the southern side of Coppice Hill where possible;~~

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

Environmental

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

Other Infrastructure

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

regards

Jenny

Jenny Nell

Principal Planner and Project Manager for Creative Enterprise Centre, Bar End

Strategic Planning

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