



C Morgan & Sons Limited (52091)

Winchester District Local Plan Part 2

Examination Hearing Statement

Matter 8
Waltham Chase

June 2016



1.0 Introduction

- 1.1 C Morgan and Sons Limited own land at Morgan's Yard, Waltham Chase. Morgan's Yard is proposed for mixed use redevelopment as part of Policy WC1 of the draft Winchester District Local Plan Part 2.
- 1.2 The remainder of this statement sets out our clients' response to Matter 8 – Waltham Chase, 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 WC1 (Morgan's Yard) allocation. However, we raised concerns that the policy text and proposals map, as drafted at that time, failed to adequately recognise the high costs of redevelopment including decontamination and infrastructure provision / upgrading costs, and that the redevelopment of the site will only happen if it is financially viable. We therefore proposed changes to Policy WC1 and the supporting text aimed at allowing for an increased amount and different form of development which would generate sufficient value to create a financially viable scheme.
- 2.2 Since that time, we have been in further discussions with Winchester City Council, Hampshire County Council (Education) and Shedfield Parish Council about the provisions of Policy WC1. More recently, Winchester City Council Officers have sent us draft amendments to the Policy, supporting text and policy map 19 as set out at Appendix A. We are broadly content that the amendments address our previous concerns, subject to a number of further changes as set in Appendix B.



- 2.3 We will send Winchester City Council Officers a copy of this statement and will continue dialogue with them with the aim that we will have reached final agreement on the Policy wording ahead of the Examination Hearing Session on 14th July 2016.



Appendix 1

Policy WC1 -
Winchester City Council amendments, 8th June 2016

4.7.14 The site at **Morgans Yard** (totalling 2.8 hectares) is within the current settlement boundary of Waltham Chase. It is close to the village centre, well contained and easily accessible from the B2177. Due to the previous uses ~~on~~ the site ~~it is believed to suffer from~~ is contaminated ion and the extent of which will need to be fully investigated and remedied before the site can be developed.

4.7.15 The site is currently used for a number of employment uses, and showroom/sales facilities. ~~it~~Although it is one of the few significant employment sites in the village ~~in terms of its site area rather than the number of jobs created, although it is not fully developed and~~ the disposition of the various uses does not make for the most effective use of the site. Therefore, ~~G~~iven the ~~requirement to enable the school extension and high costs of developing the site including the costs of~~ for decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing ~~land floorspace/~~ areas devoted to employment uses to be replaced, or to specify the precise amount or uses of floorspace to be provided. However, in bringing forward the site the developers should develop a masterplan for a mix of uses that includes ~~sufficient~~ commercial uses to at least partly compensate for the loss of existing employment floorspace, taking account of the viability of the development.

4.7.16 This site will be expected to make a contribution to the improvement extension of St John the Baptist Primary School, which is ~~required necessary~~ as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and ~~Morgan's Yard offers the best opportunity optimal location for expansion, although~~ ~~However it is recognised that the provision of land within the Morgans Yard site to facilitate the school extension might make the development of the site as a whole unviable could affect site viability.~~ Therefore favourable consideration would be given to extending the school onto land to the east, which was previously designated in the Winchester Local Plan Review 2006 for amenity and recreation uses. The masterplan should show how the various uses can be developed viably, including Any enabling development which is required to bring forward this site to extend the school facilities should or to meet an identified community need.

~~4.7.16~~4.7.17 Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the ~~site's contribution towards the expansion of the School, should, therefore, be achieved by~~ development should provide ~~ing~~ an area of land of about (0.5 – 0.64 hectares) for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other

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~~open space or facilities needed by which could be made available to the local community outside of school hours.~~

Policy WC1 – Morgan’s Yard Mixed Use Allocation

Land at Morgan’s Yard, as shown on the Policies Map, is allocated for the development of about 60 dwellings (or about 100 dwellings if the school extension cannot take place on Morgans Yard), extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements;

Nature & Phasing of Development

- a masterplan for the whole area including the school and land to the east, establishing principles for the disposition of housing, school extension, employment and community uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- the proposals, should be accompanied by a comprehensive **site** assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided.

Access

- ~~provide a~~ safe vehicle, pedestrian and cycle access ~~point from Solomons Lane~~;
- provide adequate parking for staff and visitors.
- include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.

Environmental

- maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI), ~~development proposals should clearly demonstrate that they to ensure there will not be harm to the integrity of the SSSI~~;
- provide suitable boundary treatment with the neighbouring School, and adjoining countryside;

- provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space).

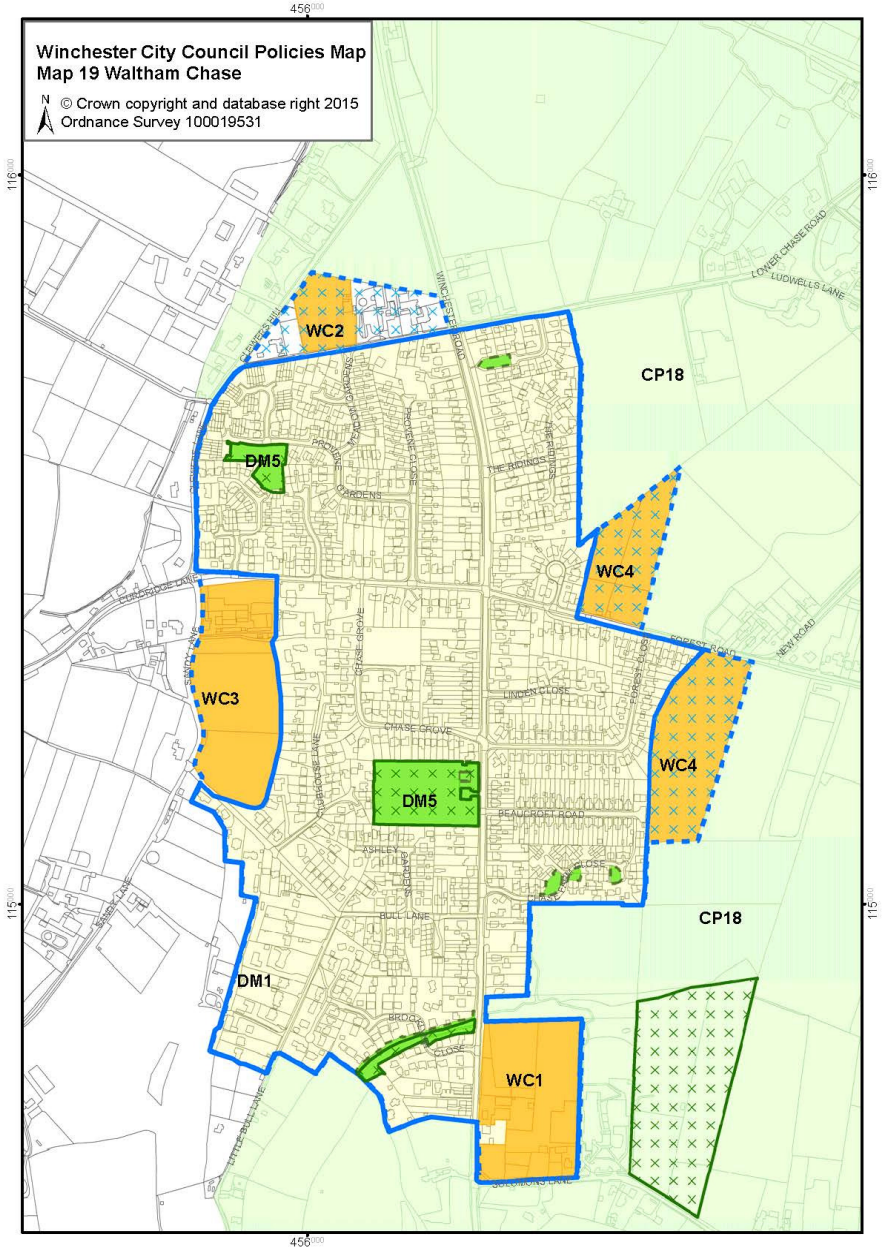
Other Infrastructure

- provide between 0.5 to 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

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**Winchester City Council Policies Map
Map 19 Waltham Chase**

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4.7.14 The site at **Morgans Yard** (totalling 2.8 hectares) is within the current settlement boundary of Waltham Chase. It is close to the village centre, well contained and easily accessible from the B2177. Due to the previous uses ~~on~~ the site ~~it is believed to suffer from~~ ~~is~~ contaminated ~~ion~~ ~~and the extent of~~ ~~which~~ will need to be fully investigated and remedied before the site can be developed.

4.7.15 The site is currently used for a number of employment uses, and showroom/sales facilities. ~~it~~ ~~Although it~~ is one of the few significant employment sites in the village ~~in terms of its site area rather than the number of jobs created~~, ~~although it is not fully developed and~~ the disposition of the various uses does not make for the most effective use of the site. ~~Therefore,~~ ~~Given the requirement to enable the school extension and high costs of developing the site including the costs of~~ ~~for~~ decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing ~~land floorspace/~~ ~~areas~~ devoted to employment uses to be replaced, or to specify the precise amount or uses of floorspace to be provided. However, in bringing forward the site the developers should develop a masterplan for a mix of uses that includes ~~sufficient~~ ~~some~~ commercial uses ~~to at least partly compensate for the loss of existing employment floorspace,~~ ~~taking account of the viability of the~~ ~~development~~.

4.7.16 This site will be expected to make a ~~land~~ contribution to the ~~improvement~~ ~~extension~~ of St John the Baptist Primary School, which is ~~required~~ ~~necessary~~ as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and ~~Morgan's Yard~~ offers the ~~best~~ ~~opportunity~~ ~~optimal location~~ for expansion, ~~although~~ ~~However it is recognised that the provision of land within the Morgans Yard site to facilitate the school extension might make the development of the site as a whole unviable~~ ~~would~~ ~~affect site viability.~~ ~~Therefore favourable consideration would be given to extending the school onto land to the east, as shown Policy Map 19, shaded blue and marked WC1a, which was previously designated in the Winchester Local Plan Review 2006 for amenity and recreation uses. The masterplan should show how the various uses can be developed viably, including~~ ~~Any enabling development which is required to bring forward this site to extend the school facilities should~~ ~~or to meet an identified community need, such as a pre-school and public open~~ ~~space.~~

4.7.16 4.7.17 Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the ~~site's contribution towards the expansion of the School, should, therefore, be achieved by~~ ~~development~~

Comment [TM1]: Due to high redevelopment costs, it is likely that only a modest amount of commercial development will be viable. This amendment better reflects this position.

Comment [TM2]: In recognition that the site will make a land rather than financial contribution towards the extension of the school, as set out in the following text of para. 4.7.16

Comment [TM3]: Extension of the school into the Morgan's Yard site would reduce the amount of residential/ commercial uses that could be delivered at the site. The school extension requirements are primarily for sports pitches/ open space/ car parking uses which are less visually intrusive and therefore better located on land to the east.

Comment [TM4]: To clearly identify the 'land to the east'.

Comment [TM5]: Such uses have been identified in discussions with the Parish Council.

~~should provide ing~~ an area of land ~~of at least about~~ (0.5 – 0.64 hectares) for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school ~~and other open space or facilities needed by which could be made available to~~ the local community ~~outside of school hours~~.

Comment [TM6]: Further discussions with Hampshire County Council and Shedfield Parish Council indicated that in order to accommodate the additional school playing field/open space/car parking required an area in excess of 0.64ha may be required.

Policy WC1 – Morgan’s Yard Mixed Use Allocation

Land at Morgan’s Yard ~~and land to the east of the school~~, as shown on the Policies Map, is allocated for the development of about 60 dwellings ~~(or about 100 dwellings if the school extension cannot take place on Morgans Yard)~~, extension of the adjoining St John the Baptist Primary School, and employment generating uses to ~~help~~ replace existing jobs lost on the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements;

Comment [TM7]: To clarify that the allocation includes land to the east of the school.

Comment [TM8]: To recognise that not all jobs will be replaced as part of the redevelopment of the site as this would not be commercially viable.

Nature & Phasing of Development

- a masterplan ~~for the whole area including the school and land to the east~~, establishing principles for the disposition of housing, school extension, employment ~~and community~~ uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- the proposals, should be accompanied by a comprehensive ~~site~~ assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided.

Access

- ~~provide a safe vehicle, pedestrian and cycle access point from Solomons Lane;~~
- ~~provide adequate parking for staff and visitors.~~
- include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.

Environmental

- maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of

Special Scientific Interest (SSSI), development proposals should clearly demonstrate that they to ensure there will not be harm to the integrity of the SSSI;

- provide suitable boundary treatment with the neighbouring School, and adjoining countryside;
- provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space), as part of the materplan for the whole area including land to the east.

Other Infrastructure

- provide between at least 0.5 to 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

Comment [TM9]: To allow flexibility for the location of such uses across the wider site.

Comment [TM10]: As above, further discussions with Hampshire County Council and Shedfield Parish Council indicates that an area in excess of 0.64ha may be required to meet the needs of the enlarged school and to help address existing parking issues.

Winchester City Council Policies Map
Map 19 Waltham Chase

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