

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Examination – July 2016

Winchester City Council

Response to Inspector's Questions :

Matter 6 Bishop's Waltham
Question i) and ii)

Library Reference : WCC FS 06



Matter 6 : BISHOP'S WALTHAM – Policies BW1 – 5

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?

Introduction and background :

1. Bishop's Waltham is a thriving market town in an attractive rural setting, with a locally based economy and strong community spirit. The development requirement for Bishop's Waltham is established in LPP1 under Policy MTRA2, (OD7) which specifies 'provision for about 500 new homes', together with economic and commercial growth to support the role of the settlement.
2. Development potential in Bishop's Waltham is constrained by the boundary of the South Downs National Park, which coincides with the northern edge of the town and wraps around to the east and west. Land to the east is also designated as a settlement gap with Waltham Chase and Swanmore and includes the Moors SSSI.
3. Some representations challenge the development strategy and housing requirement, the Council has produced a [Background paper – Housing Requirements and Supply](#), (OD15), which covers this matter.
4. The housing requirement for Bishop's Waltham is set out on [page 51 of LPP2](#), (SUB1) which, given existing commitments, identifies the need to allocate land to accommodate 372 dwellings in the plan period.
5. Following extensive community involvement including two 'Design Bishop's Waltham events' hosted by the Parish Council during 2013 and 2014, a development strategy was formulated to reflect the views of the local community, together with its development needs in accordance with LPP1 and the need to deliver sustainable development in line with wider planning policy in the NPPF/NPG. Details of the community involvement are set out in the [Council's Regulation 18 Consultation Statement \(OD5\)](#) :- section 3 provides a

summary of all the events undertaken in Bishop's Waltham at draft plan stage.

6. The Council's [Housing Site Assessment Methodology](#) (EBT4) sets out the approach to identifying sites for inclusion in LPP2 and the settlement specific summary for Bishop's Waltham is covered on pages 12-14. In addition, specific evidence was collated for Bishop's Waltham including assessments for various matters such as :- open space (EBBW4); historic environment (EBBW5); transport (EBBW1,2) and landscape sensitivity (EBBW3), these can all be viewed on the Council's web site under [Background work with Parishes on LPP2](#).
7. Para's 6.9 – 6.10 of the Housing Site methodology (EBT4) document refer to the determining factors in site selection in relation to Bishop's Waltham, which were to focus on the identification of sites with good/adequate transport accessibility and least/moderately sensitivity in landscape terms. These matters, together with the proximity of the South Downs National Park boundary and the local 'vision' for Bishop's Waltham (para 4.2.3 of LPP2) (SUB1), resulted in the rejection of potential development sites to the north of the town. A further consideration to emerge from the local consultation was the wish for sites to be limited in size to about 100 dwellings, where possible. In addition, the community identified the need to retain existing employment provision and to explore additional employment opportunities (Policy BW5).

Key issues

8. Some representations (50232, 51954) suggest that further housing provision should be made to provide a greater margin of flexibility and to avoid an over reliance on SHLAA provision (about 24 dwellings which comprises the site at Malt Lane).
9. A matter which has been raised, is the availability of a central site known as Abbey Mill. This site was previously allocated in the [WDLP2006](#) (OD10), for mixed use employment and residential development. Planning permission was granted for a retail store, doctor's surgery, car parking, refurbishment of the mill building in 2011. Prior to this permission had been granted for the demolition of the existing industrial units and construction of offices/workshops and 70 new dwellings. Neither of these permissions were fully implemented and the site was placed on the market in 2015 as a development

opportunity. To date, no formal planning applications have been received. Given, that the bulk of the site lies within the settlement boundary and in close proximity to Bishop's Waltham town centre, the site provides an opportunity for a suitable development to be brought forward within the terms of the Local Plan's policies.

10. Similarly, land at Malt Lane was allocated in WDLP2006 (Policy S.2) (OD10), for a mix of complementary uses – residential, small scale retail, services and car parking. This site falls within the designated town centre boundary of Bishop's Waltham. To date, comprehensive proposals for this site have not come forward and the Council therefore took the decision not to carry the existing policy forward into LPP2, due to potential deliverability issues. This does not however, preclude a suitable scheme from being considered in the future and indeed this site is included in the SHLAA with an estimated capacity of 24 residential units.
11. In response to rep 50342 and the request for a specific town centre development policy, the Council proposes to amend the introductory section of the Bishops Waltham section of LPP2, to include reference to the opportunities available at both the Abbey Mill and Malt Lane sites.
12. In addition to the SHLAA site (Malt Lane) referred to above, as a consequence of the allocations in LPP2, SHLAA sites at Albany Farmhouse which has an estimated capacity for 15 dwellings and land at Tangier Lane, capacity for 6 dwellings, now also lie within the settlement boundary. The Council considers that additional development opportunities exist in Bishop's Waltham and that there is neither an over reliance on SHLAA sites, nor is it necessary to identify further land for development or amend the capacity of the proposed allocations.
13. In general, the main matters raised during the preparation of LPP2 relate to traffic and landscape impact, particularly as the development sites are all focused along the southern edge of Bishop's Waltham, together with open space needs and impact on wildlife sites.
14. Cumulative traffic impact of development planned for along, or close, to the B2177/B3354 corridor running from Wickham to Twyford, was raised as a concern in a number of settlements. Consequently the City

Council commissioned further work to examine the expected performance of the B2177/B3354 corridor in 2031, allowing for planned land allocations and background growth. The [B2177/B3354/A334 Corridor Study](#) (EBT19), concluded that the B2177/B3354 corridor generally has sufficient capacity to accommodate forecast growth up to 2031. In relation to the junctions within or in close proximity to Bishop's Waltham, these were all found to have sufficient capacity and that there are no specific highway mitigation measures that should be attributed to individual land allocations. A representation (50174) questions the capacity of the road network in the locality, to accommodate the level of development planned for in Bishop's Waltham and surrounding settlements. This was a matter for LPP1 in determining the most appropriate development strategy for the District. The development strategy (Policy DS1/MTRA1 LPP1) recognising that settlements such as Bishop's Waltham are sustainable locations and consequently identified for proportionate levels of growth over the plan period (Policy MTRA2 LPP1). This approach is fully in accordance with NPPF para 8.

15. The land allocation policies in LPP2 for Bishop's Waltham all include a section on 'access', which provides guidance as to how access to the sites should be achieved and any necessary highway requirements. Representation 51954, requests that Policy BW3 is amended to refer to two rather than potentially three access points, to reflect the results of further transport assessments in support of the planning applications recently received. The Council therefore, proposes to amend Policy BW3 to reflect this and to provide certainty as to how access to the site(s) will be provided.
16. One of the factors in determining which sites to allocate, was the findings of the [Landscape Sensitivity Appraisal](#). Sites to the south, south-east and west of Bishop's Waltham fall within the Durley Claylands Landscape Character Area. This is characterised by low-lying, gently undulating landscape with long views from open elevated ground across farmland and shorter views enclosed by woodland on lower lying ground, with a strong hedgerow network.
17. Generally, land further away from the existing settlement edge is more sensitive in landscape terms being classed as 'most sensitive', with land adjacent to the urban edge being 'least' or 'moderately' sensitive. This has informed the determination as to how much of the larger sites should be allocated for development, along with the sites' accessibility to the town centre. The proposed settlement boundary has been drawn

to coincide with the general demarcation of 'least' and 'moderate' sensitivities. Policy BW4, illustrates this matter in that the developable part of the site falls within the 'least' sensitive part of the site, and closer to the built up part of Bishop's Waltham, with the remainder being allocated for open space purposes.

18. Similarly Policy BW3 follows the same philosophy, with the least sensitive parts of the site in landscape terms being allocated for development.
19. The proposed allocations are all required to provide open space in accordance with the Council's standards (Policy CP7 LPP1), and the identification of sites has also provided the opportunity to address specific informal open space shortfalls (Policy BW4). Likewise, Policy BW3 includes the need to manage the existing SINC within the allocation, as natural green space. Heritage matters are also of local importance and were an issue picked up by the SA process and Historic England, given the presence of the Bishop's Palace and deer park, enclosed by the Park Lug (a wide bank and ditch feature). Hence, the allocations refer to the need to avoid unacceptable impacts on this feature. A statement of common ground (WCC SCG 01) has been agreed with Historic England (50084), which includes proposed amendments to some of the Bishop's Waltham policies on heritage matters, to ensure consistency throughout LPP2.
20. Policy BW1 has been amended to reflect the difficulty in both landscape and transport terms of providing a pedestrian link from the site along the southern side of Coppice Hill in response to rep 52902.
21. A number of representations raise detailed matters in relation to the sustainability appraisal (SA) for Bishop's Waltham, covering issues such as wildlife, transport and impact on heritage features. The SA process identified key negative and positive effects together with a series of recommendations. These recommendations have been reflected in the policies for Bishop's Waltham to ensure these matters are addressed, or where appropriate further details will be required to be provided at the application stage. Specifically rep 51096, comments that the SA is flawed in that it fails to recognise wildlife on the site allocated under Policy BW5. This site has not been in active use for some time and a degree of natural regeneration has taken place, as a consequence it is possible there is some wildlife value on the site, however, the SA only reflects such detail where the site is recognised

for such interest. In any event any detailed proposals will be required to comply with Policy CP16 (LPP1) and DM15 and DM16 of LPP2, and this does not preclude the site from being allocated for development as per Policy BW5.

22. In addition to the allocation policies, policies in LPP1 and the development management policies in LPP2, will ensure that sufficient additional assessments are undertaken during the preparation of detailed schemes, these will provide the opportunity to identify the need for any further mitigation if required.
23. One alternative site was suggested (rep no 51096) in relation to Jefferies Yard, Wintershill Road. Paras 26 – 29 of [Cabinet \(Local Plan\) Committee September 2015](#) (WCC3), covers this matter in detail and concludes that *'Given, the amount of housing proposed under Policies BW1-4, which will fully meet the housing requirements in more sustainable locations than this site, there is not a requirement to extend the settlement boundary or allocate further land for residential development at this time'*. Any current proposals for this site would fall under Policy MTRA4 (LPP1), which does not preclude development, but establishes appropriate policy controls for a countryside location.
24. Further modifications are now proposed, to clarify the application of the policies and the associated infrastructure requirements. The site allocation policies section of LPP2 for Bishop's Waltham as proposed to be amended is appended to this statement.

Status of allocated sites

25. The following table provides an update of the status of the sites allocated for development in Bishop's Waltham as at 1 July 2016:

Policy Ref	Site	Status
BW1	Coppice Hill	Request for EIA screening opinion 16/00726/SCREEN – April 2016 Decision EIA not required Pre- application received for part of the site (34 dwellings) Pre-application public consultation held 11 May 2016
BW2	Martin Street	Full planning application submitted December 2015 (15/02914/FUL)

		for 61 dwellings with associated access, parking, landscaping and surface water drainage. Awaiting determination.
BW3	The Vineyard/Tangier Lane	Pre-application public consultation held 27 April 2016. Planning applications received June 2016 :- Land To The West Of Tangier Lane 16/01322/FUL – for 66 dwellings with associated access via Albany Road, associated parking, landscaping and public open space (Phase 1). Land To The East Of Tangier Lane 16/01327/OUT - Erection of 66 dwellings with associated access via Tangier Lane, associated parking, landscaping and public open space (Phase 2). (OUTLINE application considering access)
BW4	Albany Farm	Outline planning application (15/00053/OUT) resolved to grant planning permission subject to the completion of a s106 on 26 May 2016, for erection of about 120 dwellings (inc affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing. Change of use of paddock to informal open space 15/01097/FUL awaiting determination
BW5	Tollgate Sawmill	Initial enquiries with planning officers

Response to further written submissions

26.51617 – raises detail matters in relation to the use of Tangier Lane as access to BW3 and the need for a southern relief road to access the development sites. Cumulative impact of the developments in Bishop's Waltham have been assessed (EBT19) and none of the junctions in Bishop's Waltham have been identified as transport 'hotspots'. Policy BW3, requires the provision of appropriate traffic management measures to cover the junction with Winchester Road and on-street

parking. The transport assessments for both LPP1 and LPP2 conclude that the existing highway network has capacity to accommodate the level of development planned for Bishop's Waltham and accordingly a relief road does not form part of the development proposals.

27. 50232 – reiterates submission to change the allocation of BW4 from 120 to 200 dwellings or as an alternative baseline of 150 dwellings. The issue of housing land supply is covered in the Council's Background Paper 1, and a response is set out at paras 16 - 18 above. This site now has outline planning permission for about 120 dwellings.
28. 50342 – reiterates points already made and covered above.
29. 51954 – reiterates a request for clarification as to the access requirements to the site to be via two rather than three access points as suggested in Policy BW3. The Council proposes to amend the policy to reflect this matter (para 15 above). In addition, two planning applications have recently been submitted to the Council for development on the site.
30. 52902 – supports the Council's proposed amendments to Policy BW1 (para 20 above); questions the further submission by 51954 which changes the capacity of BW1 from 80 to 60 dwellings.

Conclusion

31. The Council considers that the strategy and proposals for Bishop's Waltham are sound. The preparation of this part of LPP2 has an extensive evidence base, both technical assessments and local community engagement. The policies express the necessary detail to achieve well planned and considered developments without being overly prescriptive and allowing for some flexibility in the amount of development, in accordance with NPPF. In addition to the allocated sites, there are opportunities within Bishop's Waltham for the provision of mixed use schemes to provide further housing provision and other uses during the plan period, so it is not considered necessary to amend the capacities of the sites allocated or seek additional allocations.
32. Both the policies and supporting text have been amended to reflect the results of the sustainability appraisal and representations received. The policies require the provision of infrastructure, and this is highlighted in the Council's [Infrastructure Delivery Plan](#),(SUB7) this is considered

necessary given the scale of development and will benefit both the new and existing communities, through new and improved non vehicular linkages and open space provision. In addition, to the site specific requirements all the development proposals will need to comply with adopted policy in LPP1 and development management policies in LPP2. Furthermore, the strategy for Bishop's Waltham is deliverable which is demonstrated through the sites allocated now progressing through the development management process.

33. The Council considers that this part of LPP2, complies with the requirements of the NPPF, reflecting local circumstances and aspirations whilst providing for a balance of economic, social and environmental considerations to achieve sustainable development.

Appendix A – proposed modifications

Site Allocation Policies

- 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 Bishop's 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 Bishop's 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.**

4.2.3 The proposed site at **Martin Street** (2.7 hectares) is also located ~~performed very well against the assessment criteria and was well supported through the public consultation.~~ Its location close to the town centre makes the site highly suitable for housing and the opportunity to link with existing rights of way in the locality. ~~substantial open space is proposed on other sites (e.g. Policy BW4), where it can serve other parts of the town.~~

4.2.4 New development will need to make up Martin Street and provide necessary traffic and pedestrian improvements to link with existing networks.

4.2.5 This site will also enable ~~provides the opportunity to achieve~~ a valuable pedestrian link between the Bishop's Waltham to Botley railway trail and Priory Park to be provided. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing on-site informal and green space to complement other facilities at Priory Park.

Policy BW2 – Martin Street Housing Allocation

Land at Martin Street, as shown on the Policies Map, is allocated for the development of about 60 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Access

- **improvement of Martin Street and its junction with Victoria Road to facilitate safe vehicle, pedestrian and cycle access to the site;**
- **provide new/improved pedestrian and cycle access from the site:**
 - **to the Station Roundabout; and**
 - **across the site from the Bishop's Waltham to Botley railway trail to Priory Park; and**
 - **to link with The Vineyard Site (Policy BW3), the Albany Farm Site (Policy BW4), Tollgate Sawmill site (Policy BW5) and beyond.**

Environmental

- **create sensitive links with the adjacent permissive route - Bishop's Waltham to Botley trail, so as to minimise harm to the integrity of the Local Nature Reserve;**
- **provide and strengthen the landscape framework on southern and eastern site boundaries;**
- **create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links;**
- **provide on-site open space including Natural Green Space and Informal Open Space to complement provision on the adjacent Priory Park.**

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.**

- 4.2.6 ~~The proposed site at The Vineyard/Tangier Lane (totalling 7.4 hectares including the SINC) covers two parcels of land to be accessed from two access points performs well against the site assessment criteria and is located closer to the centre of Bishop's Waltham than alternative sites. However, 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 Lane as an alternative or in addition to these. The impact of the new access points on existing residents, the Site of Importance for Nature Conservation and Priory Park playing fields should be minimised. Policy BW3 therefore requires traffic management measures to be developed to address potential access and parking issues before the site can be developed.~~

- 4.2.7 The site is on sloping land which has no substantial boundary at present, so proposals will need to provide this through additional landscaping. 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, including the retention and management of the Site of Importance for Nature Conservation (SINC) as Natural Green Space. Given, the location of the SINC in relation to the new and existing development along this edge of Bishop's Waltham it may be necessary to explore compensatory provision of land to be managed for its ecological value; this will ensure that overall there is no net loss in biodiversity from the development of this site. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various site allocations with Priory Park and the former Bishop's Waltham to Botley railway trail.

Policy BW3 – The Vineyard/Tangier Lane Housing Allocation

Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Nature and Phasing of Development

- a masterplan establishing principles for the disposition of housing, open space, access points and linkages with adjacent sites and the wider countryside, including proposals for the SINC to ensure that there is no net loss of biodiversity 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.

Access

- provide two access points of access via Albany Road and Tangier Lane/or and The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;
- provide a new/improved footpath/cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site (Policy BW2) and the Albany Farm site (Policy BW4).

Environmental

- provide substantial landscape framework to create a new settlement edge to the south and west;
- protect, retain and reinforce existing treed boundaries

- **provide on-site open space (Informal Open Space and Local Equipped Area for Play);**
- **minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;**
- **improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through onsite and, if necessary, offsite measures;**
- **create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links.**

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.**

4.2.8 ~~Land~~ The proposed site at **Albany Farm** (totalling 11.8 hectares) performed well against the assessment criteria. Although it is the whilst, furthest of the allocated housing sites from the town centre, it is well contained and capable of providing substantial open space areas and links with adjacent sites. ~~and was well supported through the public consultation.~~

4.2.9 Only part of the site is allocated for housing: the rest is to be provided as informal open space, with a new settlement edge to contain and screen the housing, as well as providing links with the open space. On-site open space should be provided in accordance with LPP1 Policy CP7 and the site is capable of providing a number of the categories, including children's play. The A substantial area of informal open space and parkland will ~~should be provided~~ to meet the needs of the development and the wider community to create a new recreational area in conjunction with the adjoining cricket pitch and allotments. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various sites with Priory Park and the former Bishop's Waltham to Botley railway trail. A masterplan should be produced to illustrate how the various uses and requirements will be provided, including the relative timing.

Policy BW4 – Albany Farm Housing and Open Space Allocation

Land at Albany Farm, as shown on the Policies Map, is allocated for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site 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 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.

Access

- provide safe vehicle, pedestrian and cycle access to Winchester Road in a form and position which minimises the loss of trees and hedgerows;
- provide a new/improved footpath/cycleway through the site as part of a route linking the Tollgate Sawmill site (Policy BW5), housing and open space at Albany Farm and the route proposed through the Vineyard site (Policy BW3).

Environmental

- avoid unacceptable impacts on the historic significance of the 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 the Park Lug and provide substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south, linking with the adjoining allotments and cricket ground;
- protect, retain and reinforce existing treed boundaries;
- retain sufficient space to support trees and tree belts, particularly along the Park Lug;
- provide on-site open space (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the site, beyond the new settlement boundary, (as shown on the policies map) to meet current and future open space needs.

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;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

- 4.2.10 The planning strategy for the larger rural settlements seeks to maintain or improve Bishop's Waltham's employment role and the balance between housing and employment (policies MTRA1 and MTRA2). The **Tollgate Sawmill** site (2.6 hectares) is not required for housing but has an established commercial use and is well-located to provide for more intensive employment use. To ensure that the site is brought forward for employment purposes a limited number of dwellings may be permitted if it is shown to be necessary to achieve a viable employment development and the restoration of Tollgate House, subject to surveys confirming this is feasible.
- 4.2.11 Vehicular access should be via the existing access into Winters Hill, along with any necessary improvements to this access or the Winters Hill junction. The site should be linked with the proposed allocations to the east, and the existing settlement, by means of a pedestrian and cycle route to the Albany Farm site and continuing along the southern edge of Bishop's Waltham, linking other proposed allocations.

Policy BW5 – Tollgate Sawmill Employment Allocation

Land at Tollgate Sawmill, as shown on the Policies Map, is allocated for employment use and a limited amount of market housing so as to enable a viable employment development and the restoration of Tollgate House. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Nature & Phasing of Development

- **provide employment uses falling with Use Classes B1(b) (research & development), B1(c) (light industrial) and B8 (storage and distribution), with limited B2 (general industrial) to minimise harmful impacts on existing and proposed housing by keeping potentially harmful uses to the south west corner of the site, with other business uses limited to ancillary elements. A masterplan establishing principles for the disposition of housing, employment, open space, access points and linkages with the adjacent Albany Farm site 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;**
- **a phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of planning permission being granted;**
- **limit any residential development to the minimum needed to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House.**

Access

- provide improvements as necessary to the existing access onto Winters Hill;
- provide a pedestrian/cycle link to the Albany Farm development (Policy BW4) as part of a route linking the site with other sites allocated for housing and open space.

Environmental

- protect the Park Lug and provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug;
- avoid unacceptable impacts on the historic significance of the 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 this in the proposals; ~~make provisions for its preservation or recording as appropriate~~;
- protect, retain and reinforce existing treed boundaries;
- retain sufficient space to support trees and tree belts, particularly along the Park Lug.

Other Infrastructure

- provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.