

## **NE2 - Major Commercial, Educational and MOD Establishments in the Countryside**

- Support - 12
- Neither support of object - 8
- Object – 2

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments which neither support nor object to NE2 - Major Commercial, Educational and MOD Establishments in the Countryside</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKJ1-5	Winchester College supports Policy NE2 and the acknowledgement given to the importance of educational establishments in the countryside to the district's economic prosperity (the College campus includes land both within the settlement boundary and in the countryside). In respect of criteria (ii) and the requirement for site wide masterplans, please refer to comments made on Strategic policy D5.	Noted no change needed.  <b>Recommended Response: No Change</b>
ANON-KSAR-N8U2-X	We note that a specific policy has been included within the Plan which is supportive of the retention and development of existing major commercial, educational and MOD establishments that occupy rural locations in the district, where this will help them continue to contribute to the district's economic prosperity. We are supportive of this approach.	Noted no change needed.  <b>Recommended Response: No Change</b>
BHLF-KSAR-N8ZV-7	Policy NE2 Major commercial, educational and MOD establishments in the countryside SUPPORT Winchester College supports Policy NE2 and the acknowledgement given to the importance of educational	Noted no change needed.

	establishments in the countryside to the district's economic prosperity (the College campus includes land both within the settlement boundary and in the countryside). In respect of criteria (ii) and the requirement for site wide masterplans, please refer to comments made on Strategic policy D5.	<b>Recommended Response:</b> No Change
BHLF-KSAR-N8BR-B	We note that a specific policy has been included within the Plan which is supportive of the retention and development of existing major commercial, educational and MOD establishments that occupy rural locations in the district, where this will help them continue to contribute to the district's economic prosperity. We are supportive of this approach.	Noted no change needed. <b>Recommended Response:</b> No Change

<b>Comments which object to NE2 - Major Commercial, Educational and MOD Establishments in the Countryside</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKJC-Q	Whilst we would not oppose the retention of and, where proven necessary, the diversification of rural employment uses; the intensification of such uses are less likely to contribute to sustainable patterns of growth in rural areas. PDL in isolated locations for example may not constitute a suitable location for particular uses or intensification of uses. We would suggest the policy objective be to sustain where necessary, rather than intensify such sites, thereby reducing the potential for conflict with the emerging Local Plan's sustainability objectives.	Noted no change needed. <b>Recommended Response:</b> No Change
ANON-KSAR-NKQN-9	These organisations should not get a free pass. In particular, any changes of use or new build should be required to address travel issues, including enabling public access through the site where this can enhance the active travel network.	Noted no change needed. <b>Recommended Response:</b> No Change

	<p>Where part or all of a site is being re-purposed for another use that is unrelated to the core business (e.g. Sir John Moore Barracks becoming a residential development, or IBM expanding the separate “Incuhive” business park within the Hursley Park site) this policy should not apply at all: the owners should be treated like any other large developer.</p> <p>Any development on these sites that would cause an increase in traffic movement to and from the site will still need to meet the requirements of Policy T3 by ensuring that nearby villages and country lanes do not experience an increase in motor traffic, and by encouraging the use of active travel on minor roads to reach the site.</p>	
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<b>Comments from other topics</b>		
ANON-KSAR-N8GX-P	There is no consideration given to the cumulative effect of individual applications for development. There should be a policy, especially considering Class Q permissions. Settlement Gaps should be considered under Section (e) of Class Q and considered 'harmful'.	<p>Comments Noted. Class Q Permitted Development rights are set at a national level and cannot be amended by a Local Plan.</p> <p><b>Recommended Response:</b> No Change</p>

	<b>Recommendations</b>	<b>Officer response</b>
Comments from SA	Policy NE2 could be strengthened by requiring developments at the rural locations in question to be supported by an assessment of impacts relating to traffic or cross refer to the relevant policy in the Local Plan. The suggested recommendation is seen to be of particular relevance given the declaration of a climate change emergency.	It is important to read the LP as a whole as there is a separate topic on Sustainable Transport and Active Travel.
	Policy NE2 could be further strengthened by requiring that development would not result in unacceptable harm in relation to rural setting, established character and the historic environment as well as biodiversity assets. The policy	It is important to read the LP as a whole as all of these issues are included in separate LP policies.

	addresses development in the countryside at locations where heritage assets are present and it would be beneficial to cover off these sensitivities through the policy or cross reference to other relevant policies in the plan.	
Comments from HRA		

**No changes to the supporting text or Policy NE2**