

## SH5: Little Park Farm

### Overview of Comments:

**Support - 1**

**Neither support or object - 4**

**Object - 1**

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 SH5 - Little Park Farm</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKQ5-G Curdrige Parish Council	<p>This policy misses the opportunity to provide housing within easy walking/cycling distance of employment, being surrounded by areas where residents could work.</p> <p>The Parkway area is made dangerous by parking on the road, so any commercial premises in Little Park Farm must provide adequate parking for employees and visitors.</p>	<p>Comments noted. This site allocation has been reviewed (see below) and it is proposed that it should not be carried forward. The site consists of significant areas of ancient woodland and is accessed via an existing / proposed industrial area, so would not be suitable for residential development</p> <p><b>Recommended response:</b> Delete policy SH5 and explanatory text.</p>
BHLF-KSAR-N8BE-X Environment Agency	<p>No environmental constraints, no specific comments.</p>	<p>Comments noted.</p> <p><b>Recommended response:</b> No change</p>

Comments which object to SH5 - Little Park Farm		
Respondent number	Comment	Officer comment
ANON-KSAR-N8Q5-W	<p>This site appears to be largely consisting of ancient woodland. Object to ancient woodland areas being included in sites allocated for development.</p> <p>Recommend that as a precautionary principle a minimum 50 metre buffer should be maintained, including through the construction phase, unless the applicant can demonstrate how a smaller buffer would suffice. A larger buffer may be required for particularly significant engineering operations, or for after-uses that generate significant disturbance.</p>	<p>Comments noted. It is agreed that the site includes significant areas of ancient woodland and has little development potential once this is taken into account. The site was allocated along with land allocated in the adjacent Fareham Borough Local Plan. This is subject to a current planning application which proposes to retain the existing woodland, with no development proposed for the allocated land in Winchester.</p> <p>The 2020 Employment Land Study indicated that sufficient land was available to meet expected employment land needs. This is currently being updated, but it is expected that there will not be a need to retain this small allocation in order to meet future employment needs.</p> <p>Accordingly, the site allocation should be deleted. The site would remain within the settlement boundary of Whiteley so could, in principle, be developed if this could be achieved without harm to the ancient woodland.  <b>Recommended response:</b> Delete policy SH5 and explanatory text.</p>

	Recommendations	Officer response
Comments from SA	None.	NA
Comments from HRA	None.	NA

Delete policy SH5:

**Policy SH5: Little Park Farm**

~~Land at Little Park Farm, Whiteley (as shown on the map above) is allocated for employment development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:~~

- ~~i. It is within Use Class E(g), B2 (General Industrial) or B8 (Storage or Distribution); and~~
- ~~ii. It is developed comprehensively with land to the west in Fareham Borough, including the provision of suitable access~~

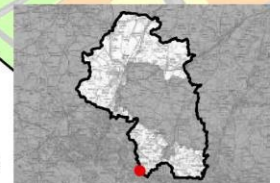
Delete explanatory text to policy SH5:

Delete all introductory and explanatory text on pages 397-398 of the Regulation 18 Local Plan and renumber remaining policies and paragraphs.

Delete other references to policy SH5 (from Contents page, etc).

# SHUA4c: Little Park Farm

Proposed use: Employment use



0 100 200  
m

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IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Negligible (0)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Minor positive (+)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Significant negative (--)
IIA13: water resources	Negligible (0)
IIA14: flood risk	Negligible (0)

IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

**Overall effect: Minor negative (-)**

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

**Overall effect: Minor negative (-)**

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

**Overall effect: Negligible (0)**

Score by criteria: 4a: Negligible (0); 4b: Major negative (--); 4c: Negligible (0); 4d: Negligible (0); 4e: Major negative (--); 4f: Major positive (++); 4g: Major positive (++)

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are above 55 dB or the noise levels as recorded for the 16-hour period between 0700 – 2300 are above 60 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is not within 1,200m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. The site contains no open space, open county or registered common land. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

**Overall effect: Minor negative (-)**

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 8: To support the sustainable growth of the District's economy

**Overall effect: Minor positive (+)**

Justification: The site would provide employment within or adjacent to the settlement boundary of the existing larger settlements in the PfSH area

(Whiteley, West of Waterloo, Colden Common, Bishops Waltham, Swanmore, Waltham Chase, Wickham or Denmead).

## IIA objective 9: To support the District's biodiversity and geodiversity

### **Overall effect: Significant negative (--)**

Score by criteria: 9a: Minor negative (-); 9b: Major negative (--); 9c: Major negative (--); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'industry that could cause air pollution' or 'all planning applications'. It is within a locally designated wildlife site or ancient woodland. It is within a priority habitat. It is not within 100m of a water course. The site does not intersect with a county or local geological site.

## IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

### **Overall effect: Negligible uncertain (0?)**

Justification: The site has low overall landscape sensitivity.

## IIA objective 11: To conserve and enhance the District's historic environment including its setting.

### **Overall effect: Negligible uncertain (0?)**

Justification: The site is rated 'green' for risk of effects relating to historical constraints.

## IIA objective 12: To support the efficient use of the District's resources, including land and minerals

### **Overall effect: Significant negative (--)**

Score by criteria: 12a: Major negative (--); 12b: Negligible (0); 12c: Minor negative (-)

Justification: The majority of the site contains greenfield land. Less than 25% of the site is on Grade 3 agricultural land. A significant proportion of the site ( $\geq 25\%$ ) is within a Mineral Safeguarding Area.

## IIA objective 13: To protect the quality and quantity of the District's water resource

### **Overall effect: Negligible (0)**

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

## IIA objective 14: To manage and reduce flood risk from all sources

### **Overall effect: Negligible (0)**

Score by criteria: 14a: Negligible (0); 14b: Negligible (0)

Justification: Less than 25% of the site is within flood zone 2 or 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.