

Consultation comments on Policy BW3 – Tollgate Sawmill

- Support - 1
- Neither support of object - 8
- Object - 4

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 Policy BW3 – Tollgate Sawmill</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKA6-1 Durley Parish Council	Durley Parish Council support the development of Tollgate Sawmills within Bishops Waltham parish, but are very concerned at the entrance being off Wintershill. This part of Wintershill is always busy, and for many years Durley Parish Council has asked for a roundabout to be placed at the junction, so that it is safer and easier for drivers to come out of the junction onto the Winchester Road. In 2014 a letter was sent to Bishops Waltham Parish Council asking if they would consider this proposal within their Development Plan. Complaints are regularly received from drivers trying to come out of the Wintershill junction at peak times, and the vehicles tail back to way past the proposed entrance to Tollgate Sawmills. If there was development on this site this would cause even more of a problem not only for drivers already using Wintershill, but those trying to enter from the new development onto Wintershill. Durley Parish Council feel that this is an ideal opportunity to put in a roundabout to make this junction safer for the future.	The technical work undertaken to date has not indicated a requirement for a roundabout on the Wintershill / Winchester Road junction. Therefore it would be inappropriate to include this as a requirement for the development of this site. Nonetheless, the request from Durley Parish Council has been referred to Hampshire County Council highways for consideration and comment, and should their response provide justification for an amendment to this allocation or the supporting text to the Plan then it will be included in the next iteration of the Local Plan.

<p>ANON-KSAR-NK2C-Y Southern Water <a href="#">Link here</a></p>	<p>This site is within Southern Water's statutory wastewater service area. We note that there is a policy requirement for 'connection to the nearest point of adequate capacity in the sewerage network'. Since OFWAT's new approach to water and wastewater connections charging was implemented from 1 April 2018, we have adjusted our approach in line with the new requirements, therefore the wording of this requirement is no longer effective. Moreover, our assessment of this site reveals that there is presently adequate capacity within the wastewater network for this development, therefore this policy criterion may be deleted.</p> <p>In addition to the above, the council will be aware that Southern Water is progressing a major infrastructure project to secure a resilient water supply for its Hampshire supply area. This project, which includes a substantial water supply pipeline between Havant and Otterbourne, will interact with a number of site allocations in the draft Local Plan.</p> <p>Three of the new site allocations are located within the preferred corridor that was identified as part of Southern Water's Summer 2022 consultation on the project. It should be noted that this site allocation is adjacent to the eastern boundary of corridor selection Z, the preferred corridor route. Ongoing coordination with both the Council and landowners should ensure that the proposals are coordinated to avoid any potential impacts or incompatibility.</p> <p>Accordingly, we propose the following amendment to Policy BW3:</p> <p>Delete; 'Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.'</p>	<p>The proposed amendment is agreed.</p> <p><b>Proposed Response:</b></p> <p>Delete the following criterion to policy BW3 –</p> <p><del>x. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</del></p>
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<p>BHLF-KSAR-N8Z7-8 South Downs National Park Authority</p>	<p>(3) The Delivery of New Homes  The SDNPA is in the process of starting its Local Plan Review (LPR). An evidence study of development need has been commissioned. In addition, a call-for-sites for development, biodiversity net gain (BNG), nutrient offsetting and renewables was carried out in Summer 2022. Reference is made in the Draft Winchester District Local Plan to the delivery of 500 homes within the SDNP area of Winchester District between 2019 and 2039. This is a provisional figure that will need to be subject to much further evidence. We will continue to work proactively with WCC towards achieving a robust joint position, which does not pre-empt or prejudice the South Downs LPR.  Furthermore, we are mindful that Michael Gove (Secretary of State for Levelling Up, Housing &amp; Communities [LUHC]) recently provided a statement on the planning system in the House of Commons on 06 December 2022. The Statement referred to an upcoming National Planning Policy Framework (NPPF) prospectus in which housing numbers should “be an advisory starting point, a guide that is not mandatory”. Indeed, Mr Gove explained that it will be up to Local Authorities – by working with their communities – to determine how many homes can actually be built and that this will need to take into account what should be protected; i.e., Green Belt, National Parks (emphasis added), the character of the area, or heritage assets etc. The Statement also alluded to alterations to the need to demonstrate a rolling 5-year land supply depending on the stage of plan preparation and adoption.  The SDNPA acknowledge the findings of the latest Winchester GTAA (2022) which concludes there is no unmet need for gypsy and traveller households in the Winchester Area of the SDNP, and a need for 8 Travelling Showpeople households in the Winchester Area of the SDNP. We would recommend that Tables H3 and H4 are updated to make it clear that the need and delivery for traveller</p>	<p>It is important that the Local Plan is read as whole and in this respect, it is not considered necessary to refer each specific policy to NE8.</p> <p><b>Recommended response:</b> No change.</p>
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	<p>pitches and plots shown are in relation to the parts of Winchester District outside of the SDNP only.</p> <p>Moving forward, we will look to work positively with WCC towards achieving a robust joint position on housing figures (along with other cross boundary issues) through a new Statement of Common Ground (SoCG). The above will need to take into account any potential forthcoming amendments to the NPPF, and the recent announcement regarding advisory, rather than mandatory, housing figures.</p> <p>In terms of the proposed allocations, the following allocations will need to be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed development sites and/or neighbourhood plan (NP) designated areas will be within the setting of the SDNP. As such, any development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP. The above relates to the following: Policies BW3 (Tollgate Sawmill), CC2 (Colden Common Farm), CC3 (Land at Main Road), D1 (Denmead NP Designated Area), KW2 (Land adjoining the Cart &amp; Horses PH), NA3 (New Alresford NP Designated Area), OT01 (Land east of Main Road), W5 (Bushfield Camp), W6 (Winnall), W10 (Former Riverside Leisure Centre), WK1 (Winchester Road and Mill Lane), and WK2 (The Glebe).</p>	
<p>BHLF-KSAR-N8BE-X Environment Agency <a href="#">Link here</a></p>	<p>See SP for colours Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located outside of FZ 2&amp;3 Orange text: Action to be taken Red text: Concern over deliverability without further work/information</p> <p>23. Tollgate Sawmill (Carried Forward) 10 dwellings</p>	<p>Agreed this should be included in the criteria for consideration.</p> <p><b>Proposed Response:</b></p> <p>Add the following criterion to policy BW3 –</p> <p><u>x. Ensure that the groundwater Source Protection Zone is protected.</u></p>

	<p>Based on the information currently available, the site raises some environmental concerns that need to be addressed. Further work will be needed to show how these issues can be satisfactorily addressed to ensure no environmental impacts.</p> <ul style="list-style-type: none"> <li>• Secondary A Aquifer</li> </ul> <p>Water Quality There may be contamination issues with this site associated with previous activities. The site is not in any SPZ, but secondary aquifers are present in the vicinity, so would be regarded as potentially somewhat sensitive.</p>	
<p>BHLF-KSAR-N86Z-7</p>	<p>GP Surgeries Bishops Waltham Bishops Waltham Surgery NHS Hampshire and Isle of Wight ICB - Primary Care Response The GP surgeries that serve these potential sites are currently over subscribed by 4,222 patients of October 2022. The current GP surgery is undersized for the current population and is urgently seeking new premises to grow with population increases already approved in the area. Significant development has already taken place in Bishops Waltham, but developer funding has not been made available to the NHS to date to invest in local infrastructure to meet these additional needs. The additional dwellings from the local plan will add a further 1,291 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 103 m2 Bishops Waltham surgery are being supported by the ICB to find an urgent temporary solution to a rapidly expanding patient population in the Town, and to work in parallel on a long term solution to potentially expand the current practice to grow with the local population, or to find new premises for the surgery. Bishops Waltham surgery is part of the Winchester Rural South Primary Care Network. Significant development is being experienced across the Network's</p>	<p>Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure</p>

	<p>geography (which includes Twyford, Stokewood, Bishops Waltham and Wickham surgeries). The SHELAA sites propose up to 31,000 additional homes across this geography; the local infrastructure and workforce cannot cope with such a sizeable additional population without significant developer investment into primary care infrastructure.</p> <p>The surgery and PCN have been clear with the ICB that it does not feel able to absorb any further increases in population due to agreed development without significant further investment in primary care infrastructure.</p> <p>Winchester City Council – Local Plan Policies</p> <p>Due to the additional healthcare activities that will derive from the Local Plan we believe that there should be references to healthcare in policy BW1/4 to inform potential developers of the requirement for these impacts to be mitigated.</p>	<p>and identified need for any improvements.</p> <p><b>Recommended Response:</b> No Change.</p>
<p>BHLF-KSAR-N86T-1 Hampshire County Council (Transport)</p>	<p>The County Council welcomes modest housing growth and development in market towns and rural settlements especially if it helps support increased services in these locations which improves self-containment of the settlement.</p> <p>The proposed development and housing growth in these locations should be supported by active travel infrastructure improvements and the development of a rural transport strategy for each market town and settlement.</p> <p>Significant housing growth and development in these market towns and rural settlements would not have been supported due to the generally poor public transport accessibility and lack of services in these areas resulting in an overreliance on unsustainable private car trips.</p> <p>Bishops Waltham, p.407</p> <p>There are a number of transport schemes proposed or underway in Bishop’s Waltham. The County Council is currently progressing the ‘Bishop’s Waltham Village Accessibility Improvements’ scheme to</p>	<p>Revise the policy to confirm the importance of a pedestrian/cycle link, and update reference to Albany Farm site.</p> <p>Proposed response:</p> <p>Amend Criterion v of policy BW3 as follows –</p> <p>v. <del>Explore the potential to p</del>Provide a pedestrian/cycle link to the <u>adjacent</u> Albany Farm development (<del>Policy BW4</del>) as part of a route linking the site with other sites allocated for housing and open space.</p>

	<p>improve pedestrian accessibility in the village. This will support additional active travel trips in the village centre and improve conditions for people with disabilities or mobility issues.</p> <p>The Winchester LCWIP is currently under development and a potential priority cycle corridor between Bishop's Waltham and Swanmore College is being reviewed as part of this workstream.</p> <p>Policy BW3 – Tollgate Sawmill</p> <p>No dedicated footway on Winters Hill suggests that provision of a pedestrian/cycle link to the Albany Farm development BW4 will be essential.</p>	
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<b>Comments which object to Policy BW3 – Tollgate Sawmill</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKS3-G Bishops Waltham Parish Council	<p>BW3 Tollgate Sawmill.</p> <p>Carried forward from previous adopted Local Plan; No development – no further allocation.</p> <p>Recommendation: noted that the land has not been developed since being included in previously adopted Local Plan where it was allocated for employment/residential use.</p> <p>Recommend that serious consideration is given to using the land for a replacement healthcare facility, including a pharmacy, and some residential development. The site is 2.6 hectares and has vehicular access on to Wintershill, providing the appropriate improvements are undertaken. There may also be an option for access on to the</p>	<p>The constraints of the existing Bishop's Waltham GP surgery site are recognised. The Council is assisting the practice to consider alternative locations, of which this site is one option. Nonetheless, it is considered appropriate for the merging policy to reflect the fact that this site may be potentially suitable for use as a doctor's surgery.</p> <p><b>Proposed Change:</b></p>

	<p>Winchester Road, this would require the installation of a suitable vehicle access and a reduction in the current speed limit to 30mph. The site could be linked to the allocations to the east and the existing settlement via the Southern Footpath/cycleway. There is access to public transport on the Winchester Road.</p>	<p>Insert the following after the first sentence of criterion I of Policy BW3 –</p> <p><u>A medical and health facility in Use Class E(e) would also be acceptable should it be demonstrated that there is a local need for a relocated GP Practice.</u></p>
ANON-KSAR-NKJV-A	<p>The Tollgate Mill site is an existing local plan allocation that is proposed to be carried forward as it has not been delivered. The plan indicates that it is in existing commercial use. To date there is no indication from the planning applications register of any residential development activity on this site and it is therefore questioned how deliverable this site is. Furthermore, it is noted that the Land at Mill Lane, Wickham scores better than Tollgate Sawmill from a sustainability perspective within the Regulation 18 Integrated Impact Assessment Report (published October 2022).</p>	<p>This existing allocation is for employment-led scheme with a small amount of residential development to support viability and deliverability.</p>
ANON-KSAR-N8N5-T	<p>The infrastructure within the area cannot cope with more homes being built. E.g. doctors surgery is way over subscribed. Until the infrastructure has been vastly improved, the existing market towns and rural areas cannot sustain the population increase.</p>	<p>The Council is in discussion with a range of service and infrastructure providers to identify any new infrastructure and / or increases in existing infrastructure capacity required to support the development strategy in the emerging plan, the timing of such requirements and to identify anticipated funding. The outcomes of this will be set out in an Infrastructure Delivery Plan which will be published in support of the next iteration of the Local Plan and will be used to demonstrate that the level of infrastructure provision can facilitate the level of development proposed. This may</p>



		include projects relevant to transport, education, health, utilities, culture, sports, the emergency services, and green infrastructure.
ANON-KSAR-N85P-V	The limit on the amount of market housing up to 10 dwellings should be removed. Paragraph iii should be deleted. Otherwise, I support the allocation.	It is considered that it remains appropriate for an employment allocation to be retained at Bishops Waltham, which is a significant settlement and categorised as a market town in the adopted and emerging plan.

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

### Amendments to BW3

Land at Tollgate Sawmill, as shown on the Policies Map, is allocated in the adopted Local Plan 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

- i. Provide employment uses falling within 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 medical and health facility in Use Class E(e) would also be acceptable should it be demonstrated that there is a local need for a relocated GP Practice.** A masterplan establishing principles for the disposition of housing, employment, open space, access points and potential 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;

- ii. 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;
- iii. Limit any residential development to the minimum needed (up to 10 dwellings) to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House.

#### Access

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

#### Environmental

- vi. 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;
- vii. 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;
- viii. Protect, retain and reinforce existing treed boundaries and hedgerows;
- ix. Retain sufficient space to support trees and tree belts, particularly along the Park Lug.
- x. **Ensure that the groundwater Source Protection Zone is protected.**

#### Other Infrastructure

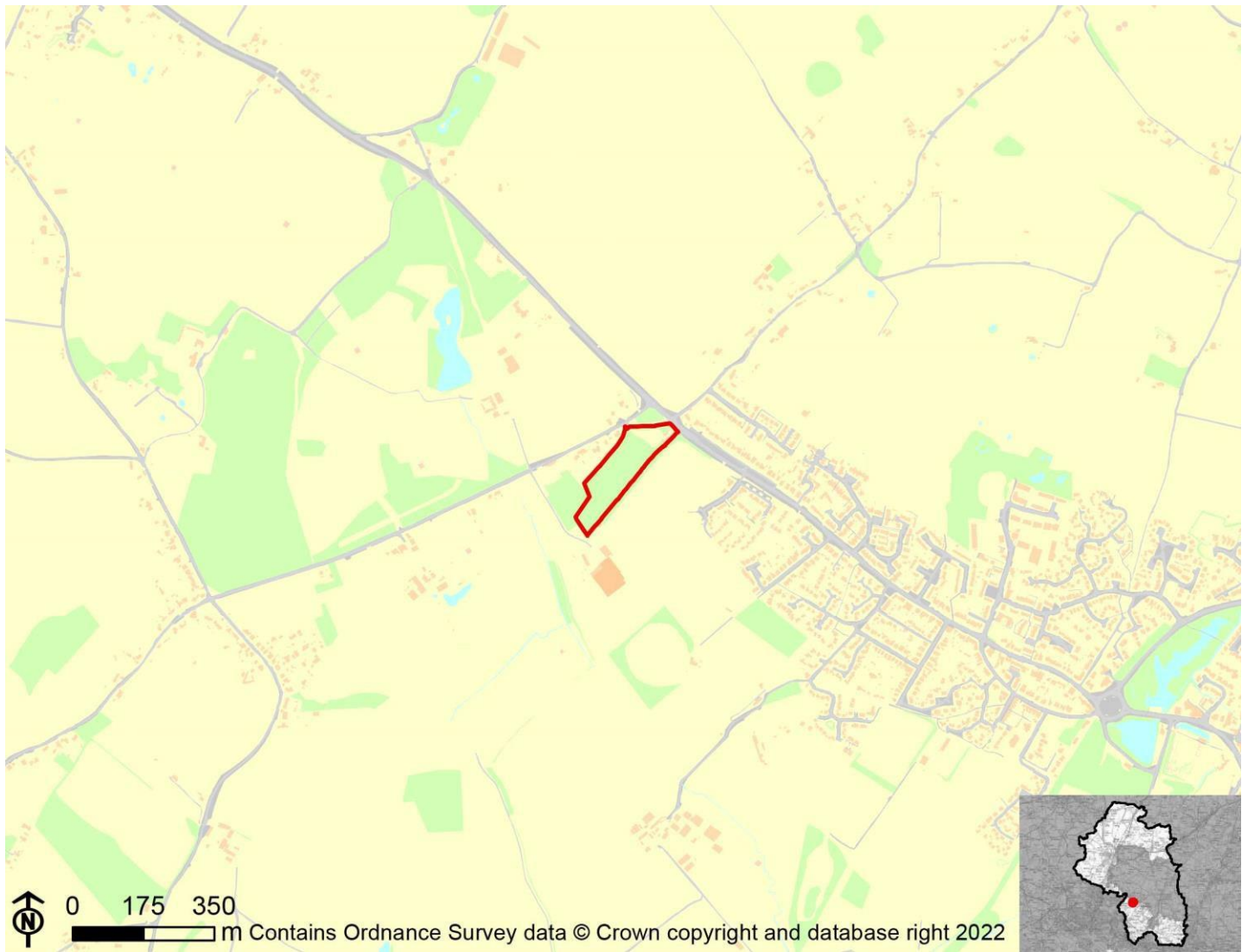
- x. ~~Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.~~

Insert new paragraph after 14.15

14.15a The existing GP Surgery in Bishop's Waltham requires additional space to deliver services. Work is underway to deliver a temporary extension but in the longer term it is understood that a larger site is sought. The GP practice is considering the potential for relocating to another site in Bishop's Waltham and it may be that if the need can be demonstrated, that this may be an acceptable use for part of this allocated employment site.

# BW24: Tollgate Sawmill, Winters Hill, Bishops Waltham

Proposed use: Residential use



IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Negligible uncertain (0?)
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(-)

Score by criteria: 1a: Major negative (--); 1b: Major negative (--); 1c: Major negative (--); 1d: Major negative (--); 1e: Major negative (--); 1f: Major negative (--); 1g: Major positive (++); 1h: Major positive (++); 1i: Minor positive (+)

Justification: The site is not within 1,200m of an NHS GP surgery. It is not within 1,200m of a primary school. It is not within 2,000m of a secondary school. It is not within 1,200m of a town centre. It is not within 800m of a district or local centre. It is not within 2,000m of a railway station. It is within 300m of a bus stop. 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. The majority of it is within an area where average commuting distance is in 21-40% range for the plan area.

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

Overall effect: Minor negative (-)

Justification: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

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

Overall effect: Minor positive (+)

Score by criteria: 4a: Negligible (0); 4b: Negligible (0); 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 below 50 dB and the noise levels as recorded for the 16-hour period between 0700 – 2300 are below 55 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: Appraisal criteria and results are the same as shown under SA objective 1: greenhouse gas emissions.

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

Overall effect: Negligible uncertain (0?)

Justification: The site is not in existing employment use.

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

Overall effect: Significant negative (--)

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

Justification: The site is not within an internationally or nationally designated biodiversity site or within a SSSI Impact Risk Zone for 'residential' or 'all planning applications'. It is within 500m of 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 on heritage assets.

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: Negligible (0)

Justification: The majority of the site contains greenfield land. Less than 25% of the site is on Grade 3 agricultural land. Less than 25% of the site 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.