

Colden Common Omission sites

SHELAA reference number	Respondent number	Comment	Officer comment
CC05	BHLF-KSAR-N86N-U	<p>The site at Lower Moors Road (SHELAA site CC05)</p> <p>Further to our comments on the Homes for All strategy, and the necessity for additional site allocations to strengthen delivery over the plan period,</p> <p>Bargate is promoting additional land at Colden Common. The site at Lower Moors Road (SHELAA site CC05) is available and considered suitable for residential development, including affordable homes, and a mix of house sizes and types to provide for different local needs, including first time buyers and small homes for older persons wanting to downsize. Under separate cover we have submitted a sketch layout for the site, illustrating how it could accommodate around 45 to 55 homes.</p>	<p>This site has already been considered as part of the site selection process and other sites have been selected for allocation in the Colden Common area as detailed in the Development Strategy and Site Selection</p> <p>Recommended Response: No Change.</p>
CC01/CC02	BHLF-KSAR-N8R7-Z Colden Common Parish Council	<p>With the two additional developments (policies CC01, CC02) that will exit onto Main Road, together with the increased traffic from Sandyfields/Kings Gate, the need for improved lighting and a pedestrian crossing is essential. Consideration should also be given to adequate parking provision in view of problems experienced at Kingsgate: T2 :T3(vii)</p>	<p>These comments have been addressed as part of consideration of the wider Parish Council's representations under CC01, CC02.</p> <p>Recommended Response: No Change.</p>
CC07	ANON-KSAR-N81U-W	<p>- Colden Common: The Development Strategy and Site Selection paper (2022) assesses 10 sites in Colden Common, three of which (CC02,</p>	<p>A variety of factors were involved in the shortlisting of sites alongside the scoring.</p>

		<p>CC04 and CC15) are proposed for allocation within the draft Plan. My client controls land at Tanglewood Equestrian Centre (CC07) which remains available for development. My client's site scores equal too, or better than, all three of the proposed allocations.</p> <p>The Development Strategy and Site Selection paper (2022) states that site CC07 is not suitable for allocation owing to Ancient Woodland and the associated high ecological implications. By comparison, in relation to the Ancient Woodland and other Environmental Constraints, the Council's SHELAA assessment (which scores on a traffic light basis) scores the site as 'Green' suggesting there is a conflict between how the site was scored at SHELAA stage and how it is scored within the IIA. Interestingly, all four sites (CC02, CC04, CC07 (Tanglewood Equestrian Centre) and CC15) all scored equally in relation to IIA9 (biodiversity) despite the 'high ecological implications' of my client's site (CC07) being cited as the reason it was not selected for allocation. Furthermore, despite the Amber SHELAA scoring of site CC04 (now a proposed allocation at Main Road), it scores equal to the other two proposed allocations and my clients site in relation to IIA9 suggesting the Council consider that the impact on protected trees identified in the SHELAA assessment has no ecological implications for species using those trees.</p>	<p>It is noted that in comparison to some of the other SHELAA sites referred to, CC07 is immediately adjacent to ancient woodland and the South Downs National Park.</p> <p>CC07 is also not immediately adjacent to Colden Common in comparison to some other sites and is not directly accessible from the main routes through the settlement.</p> <p>All of these factors would mitigate against this site in preference to alternatives.</p> <p>The Parish Council had full sight of all the SHELAA sites but did not consider it for shortlisting.</p> <p>This site has already been assessed and is not considered to offer any particular benefits that would lead to its promotion in preference to the approach adopted in the Reg 18 Draft</p>
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			<p>Local Plan in respect of Colden Common.</p> <p>Recommended Response: No Change.</p>
CC03c	ANON-KSAR-N85K-Q and BHLF-KSAR-N8ZD-N	<p>Please see accompanying Representations</p> <p>2. LAND EAST OF HIGHBRIDGE ROAD, COLDEN COMMON</p> <p>Site Promotion and Deliverability</p> <p>2.1 Croudace controls Land East of Highbridge Road, which consists of approximately 10.8 hectares of agricultural land directly to the west of the existing settlement of Colden Common. This site is identified at Appendix 1.</p> <p>2.2 The subject land represents a sustainable and suitable site for residential development and is promoted for allocation in the emerging Local Plan. The two most northern fields of the site were promoted through the 'call for site's process and is identified in the 'Strategic Housing Land Availability Assessment 2020' ('SHELAA'), and the Integrated Impact Assessment ('IAA') (2022), with site reference CC03 and CC03b. The remainder of the site is now also promoted for a holistic development.</p> <p>2.3 Land East of Highbridge Road, is not subject to significant technical constraints, nor are substantial up-front infrastructure costs required before new homes can be built on-site. As such, there is no reason to anticipate viability issues that could cause delay or otherwise reduce the site's ability to meet important policy requirements, such as affordable housing provision.</p>	<p>This additional site is adjacent to sites CC03a and CC03b which have been previously assessed.</p> <p>This additional site has been considered by the council and subjected to an IIA.</p> <p>It is not considered that this additional area of land represents any particular benefits – either in isolation or in conjunction with existing sites CC03a and CC03b - that would lead to its promotion in preference to the approach adopted in the Reg 18 Draft Local Plan in respect of Colden Common.</p> <p>Recommended Response: No Change.</p>

		<p>2.4 Croudace Homes is also an established, high-quality and award-winning housebuilder, with a strong track-record within the Winchester District. This includes building out new homes at Wykeham Vale, to the east of Wickham. As a family-owned regional housebuilder, Croudace relies upon the timely implementation of consented development sites and does not 'landbank'.</p> <p>2.5 This capacity and demonstrable commitment to delivery is a material consideration and provides certainty that this site (if allocated) would be successfully brought forward within five years.</p> <p>Site Characteristics</p> <p>2.6 As indicated, Land East of Highbridge Road is located to the west of the settlement of Colden Common. The site consists of two well-defined field parcels with mature tree-lined boundaries. The fields currently comprise areas of agricultural land / grassland. The site lies outside of, but is adjacent to, the adopted settlement boundary for Colden Common.</p> <p>2.7 To the west, the site's boundary is formed by Highbridge Road, to the south by Brambridge Road. To the east, the site's boundaries abut the gardens of existing residential properties and Upper Moors Road. The northern boundary adjoins Spring Lane.</p> <p>2.8 Vehicular access is presently achieved via several agricultural entrances around the site. A public right of way (PRoW) (no.9) runs north east to north west through the site, linking Upper Moors Road with Highbridge Road.</p>	
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		<p>existing boundary vegetation and adjoining residential properties. Further embedded mitigation will be provided through the scheme design and masterplanning arrangement, to minimise visual and landscape impacts.</p> <p>2.14 There are no heritage assets on-site and the land does not fall within (nor is it proximate to) a Conservation Area. Brambridge Park lies on the opposite side of Highbridge Road, and includes the Grade II* listed Brambridge House, which is located approximately 700m from the site. Brambridge Park is also included within the Hampshire Register of Historic Parks and Gardens. The parkland is therefore a non-designated heritage asset. However, care is given to the setting of the local designated Historic Park and Brambridge House, through the protection of views within the masterplan arrangement.</p> <p>2.15 The Environment Agency (EA) web-based 'Flood Maps for Planning' suggests that the site is almost entirely located within the mapped fluvial Flood Zone 1 and is generally at 'very low risk' of surface water flooding, with some patches at 'low risk'. As such an appropriate surface water drainage strategy will be adopted as part of any future application at the site.</p> <p>2.16 Part of the site appears to be included as 'safeguarded land', within the Hampshire Minerals and Waste Plan 2013. This does not represent a hard constraint, but suggests that Hampshire County Council (as the Minerals and Waste Authority) will require the potential for 'prior extraction' to take place, prior to the site's redevelopment for housing.</p> <p>Settlement Sustainability</p>	
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		<p>representations (Appendix 2) however, in summary the proposals comprise:</p> <ul style="list-style-type: none"> • Approximately 240 new homes; • A mix of dwelling sizes and types including policy compliant affordable housing contribution; • A new safe vehicular access from Brambridge Road; • Enhanced pedestrian connectivity and access including a through route to Brambridge Park from Upper Moors Road providing a feature view corridor route into the Park for existing residents in Colden Common; • A scheme design which responds to the TPO trees located on the site; • Surface water drainage works; • Measures to encourage efficient use of resources such as energy and water; • Areas for biodiversity net gain (BNG), alongside nutrient neutrality measures; and • Potential Play area. <p>2.21 The proposed development will be further refined, and a Vision Document and appropriate technical information will be supplied to WCC at a later date.</p>	