

Other areas omission sites

SHELAA reference	Respondent number	Comment	Officer comment
UP01	ANON-KSAR-N8QG-F	<p>There are no known environmental, historic, or nature designations on land to the Rear of The Alma Inn, Mortimer Lane and the typology of the site is relatively flat. The site is Grade 4 Agricultural Land and represents a development opportunity with limited constraints. The site suitable for residential development to serve the needs of Upham and circa 30 dwellings could be achieved.</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. Lower Upham does not rank highly in the Local Plan settlement hierarchy, so does not have a target for housing provision. Nevertheless, the site was assessed in the IIA and scores negatively on many objectives and negligibly on others.</p> <p>Lower Upham is not close to any larger settlements that may have reasonable access to facilities. It is not necessary to consider which sites around Lower Upham may be more or less suitable for development, as there is no Local Plan housing requirement for the village.</p> <p>Upham did not score as highly as other settlements listed in the settlement hierarchy in terms of a sustainable settlement with access to facilities and services within the settlement and therefore was not given a housing target and therefore we haven't allocated any sites in Upham for development</p> <p>Recommended response: No change.</p>
CR05	BHLF-KSAR-N86H-N	<p>Crawley Court is currently the operational headquarters of Arqiva Ltd who are currently looking to downsize to meet the company's reduced requirements following the sale of Arqiva's Telecommunication Infrastructure Division. Arqiva's workspace requirements have reduced significantly, all staff and operations can be comfortably accommodated within the northern half of the Crawley Court Estate. Arqiva are therefore looking to promote the surplus buildings and car parking facilities on the site for redevelopment. The site is an available and deliverable brownfield site capable of residential development to help meet the currently unmet future specialist housing needs.</p> <p>Although currently situated in the open countryside, it is brownfield land which is relatively unconstrained in landscape, hydrology and ecological terms, unlike significant parts of the district which are constrained by the border of the South Downs National Park. The site is extremely well suited to helping meet Winchester's fast increasing demands for assisted living accommodation for older people and market housing and is capable of delivering a mixture of market dwellings and assisted living accommodation for older people, while providing new and enhanced public parkland, new facilities for the local community and opportunities to deliver on site affordable housing for Arqiva graduates and apprentices. The delivery of specialist housing for older people can also promote better health outcomes and reduce the impact of an aging population on health and social care infrastructure. The provision of specialist housing for older people should free up family housing, helping to relieve supply constraints.</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. Crawley does not rank highly in the Local Plan settlement hierarchy, so does not have a target for housing provision. In any event, this area is outside and separate from the built-up area of the village. Nevertheless, the site was assessed in the IIA and scores negatively on many objectives and negligibly on most others.</p> <p>The Council has commissioned an Update to the SHMA which sets out a more up to date position on older persons housing need and supply. Policy H5 of the Local Plan includes a requirement for all sites to address older persons needs as appropriate. It is considered that this will supplement the Plan allocations and overall the policy is considered appropriate in meeting older person's housing needs.</p> <p>This site is not close to any larger or more sustainable settlements that have reasonable access to facilities. If anything, having a good range of facilities and services within easy access by non-car modes is more important for older persons' housing than for general housing. Therefore, this isolated site is not considered suitable for residential development, including for older persons, and it is not necessary to assess which sites around Crawley may be more or less suitable for development as there is no Local Plan housing requirement for the village.</p>

		<p>The site would provide a green, healthy environment for new assisted living accommodation. The Settlement Hierarchy approach in the current Local Plan has led to significant growth already in Winchester, the edges of the Southern Urban Area (Outside Winchester District) and Key Market Towns and Villages within the MTR. To support sustainable future growth the replacement spatial strategy should be to prioritise brownfield land where possible, support an appropriate level of development at the largest range of sustainable settlements and include key strategic developments in appropriate locations such as the site at Crawley Court.</p> <p>The site has numerous sustainability credentials including biodiversity net gain, reduction in vehicle trips associated with the site through the change of use to assisted living units and an opportunity for exemplar site design capable of incorporating features to maximise building efficiency and minimise energy consumption. It is imperative that policies provide for and support housing for particular specialist groups, to be consistent with national policy and respond to the available evidence. Both the SHMA and Pegasus Group's own independent assessment (older persons accommodation needs assessment provided) are very clear that Winchester will see significant increases in the population aged 65+ during the plan period. Sufficient allocated sites and policies supporting the delivery of housing for older people must be included in the emerging Local Plan to respond to the evidence, in terms of soundness.</p> <p>Crawley Court site is entirely suitable for allocation to deliver a sustainable mixed-use development of specialist older persons housing, market residential development, community services and facilities and retained and enhanced recreational parkland to meet identified needs and should be included in the emerging Regulation 19 version of the Local Plan.</p>	<p>Crawley did not score as highly as other settlements listed in the settlement hierarchy in terms of a sustainable settlement with access to facilities and services within the settlement and therefore was not given a housing target and therefore we haven't allocated any sites in Crawley for development Recommended response: No change.</p>
CS11	BHLF-KSAR-N8BU-E	<p>Land on the edge of Compton Down is adjacent to the settlement policy boundary as identified in the adopted Plan and the Regulation 18 Local Plan. There are effectively two parcels of land north and south of Shepherds Lane. The parcel to the north has existing residential development to the east and south, and extensive vegetation to the north and west. It well contained from the wider landscape and public vantage points, including Shepherds Lane which itself is also a public footpath. Equally the parcel to the south has existing residential development to the north and Compton Down School to the east. There is more sporadic vegetation to the southern and western boundary, but the land itself remains well contained from public vantage points. This is reflected in the SHELAA designation of the landscape sensitivity as 'Green'.</p> <p>Shepherds Lane would provide access to the sites. It is an adopted road with 2m wide public footpath and junction with Otterbourne Road to the east. At the point Shepherds Lane provides access to Shepherds Down Community School to the south, the road narrows to become a private road with wide verges either side. Shepherds Lane provides access to around 25 dwellings with rights of access across the road for all properties as well as being identified as a public footpath. Advice has previously been taken from highway consultant and this has confirmed the access would be suitable for a limited number of units, and with some minor widening and provision of a dedicated footway on one side, a greater number of dwellings could be served off Shepherds Lane. Legal opinions</p>	<p>The attributes claimed for the sites and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. Compton Down was assessed in this document and does not rank highly in the Local Plan settlement hierarchy, so does not have a target for housing provision. Nevertheless, the site was assessed in the IIA and scores negatively on many objectives and negligibly on others.</p> <p>While Compton Down is close to some smaller settlements, which also rank poorly in the settlement hierarchy, it is some distance from larger settlements that may have reasonable access to facilities. It is not necessary to consider which sites around Compton Down may be more or less suitable for development, as there is no Local Plan housing requirement for the settlement.</p> <p>Compton Down did not score as highly as other settlements listed in the settlement hierarchy in terms of a sustainable settlement with access to facilities and services within the settlement and therefore was not given a housing target and therefore we haven't allocated any sites in Compton Down for development Recommended response: no change</p>

		<p>have previously been provided to our client that upgrades to the private road can be delivered. New access can also be provided to both land parcels via existing field gated entrances in the control of our client.</p> <p>The sites are located around 800m from the northbound bus stop on Otterbourne Road to the east, and 650m from the southbound bus stop. Both stops are served by Bluestar service 1 connecting Winchester and Southampton. This service operates 3 buses per hour Monday to Saturday with additional services during peak times. Both stops have seating and shelter. Shawford railway station is also approximately 1 kilometre to the east providing access to services to Southampton and Winchester.</p> <p>There are no Tree Preservation Orders (TPO) within either land parcel. There are some protected trees and a group TPO close to the southern boundary of the north parcel. Any development of this parcel or related enhancements to the access can safeguard these trees. There is a two large group TPO's to the east of the southern parcel but again these can easily be safeguarded in any future development of the site.</p> <p>There are no known other constraints that would prevent the development of either land parcel. Our client has recently received correspondence from Southern Water seeking upgrades to the existing water supply network linking Rownhams reservoir with Otterbourne water supply which could include a new pipeline across my client's land. Any future allocation of the sites could assist in securing this upgraded infrastructure.</p> <p>The allocation of both or either land parcel would assist in addressing the identified likely shortfalls in meeting future housing requirements, particularly in the early years of the Plan, and our client's respectfully request the sites are allocated for residential development.</p>	
SWI03 (New Site)	ANON- KSAR-NK1A- V	<p>The Portsdown Main site, James Callaghan Drive, Portsmouth is available for development for mixed employment uses (B2, B8 & E). The site falls within two LPA areas (Winchester & Portsmouth).</p>	<p>The nature of development proposed is noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. Portsdown Main is not listed as a settlement and does not immediately adjoin any built-up area, so does not have a target for housing or other development. Nevertheless, the site was assessed in the IIA and scores negatively or negligibly on most objectives.</p> <p>The former Portsdown Main is split between the Winchester City Council and Portsmouth City Council administrative areas. The emerging Portsmouth City Local Plan allocates the part of the site within Portsmouth City Council for Research & Development (class E(g)(ii) and/or manufacturing (class B2) uses (policy PLP10). The policy restricts development to the previously developed land, adjacent to Portsdown Technology Park, within Portsmouth City and requires a comprehensive landscape design strategy (amongst other requirements).</p> <p>Most buildings that were on land in Winchester have been demolished, as part of an agreement with the Ministry of Defence to allow development at Portsdown</p>

			<p>West. The land within Winchester is also less well related to the Portsdown Technology Park and other built development, and more sensitive in terms of its landscape and proximity to an ancient monument (Fort Southwick). Therefore, Winchester City Council has resisted the development of buildings on this land and the emerging Statement of Common Ground between Winchester and Portsmouth City Councils states: <i>'that part of the wider site which falls within the WCC District is not intended for future development with areas to remain as or be reinstated as chalk downland.'</i></p> <p>In addition, both authorities' Local Plans indicate a balance between employment land needs and supply, so it is not necessary to consider additional sites for development.</p> <p>Recommended response: No change.</p>
WIN29 (New site)	ANON- KSAR-NKZ4- R	<p>7/8 High Street, Winchester. Cross & Hamblin (C&H) have closed their store due to the current economic environment and the premises was too large for their requirements. A marketing scheme has been undertaken for alternative users. Interest in the unit has largely come from Food and Beverage Operators who are interested in the ground floor only. This therefore presents the opportunity for the vacant upper floors to be used for alternative uses, to help create a mixed-use scheme.</p> <p>Any allocation could also include 50 Colebrook which is also in the ownership of the freeholders of 7/8 High Street. An application for the redevelopment of 50 Colebrook Street is currently in with the LPA for determination under application 22/02270/FUL.</p> <p>The site is located within Winchester Conservation Area and is located within flood zone 2/3. Any application would therefore be required to comply with national flood risk planning policy and guide and would be subject to the sequential and exception tests as well as any design guidance for development within the Conservation Area.</p> <p>Given the ground floor uses will be in use for likely Food and Beverage operations moving forward, we consider that the site would lend itself to a student housing/Build to Rent type development. Bringing forward a market led housing scheme on the site may prove difficult given the ground floor F&B operators may result in difficulties for future residents being able to achieve mortgages on the units. The site is in a sustainable location and is well serviced by both goods and services as well as excellent public transport links; being close to the bus and railway stations.</p> <p>It is envisaged that the proposal would seek to maximise the height potential of the plot and subject to any assessment regarding the impact of the development on the Conservation Area. We consider that any roof extension would be of a similar height to the Travel Lodge Hotel, which is a useful height parameter. This may allow 2x storeys to be included within the scheme.</p> <p>If additional floors are deemed to be acceptable and 50 Colebrook Street was included in the Allocation, we consider that circa 50 students' beds could be delivered through the proposed development. Alternatively, there may be the</p>	<p>This comment relates to a site in Winchester and is dealt with in the Winchester Omission Sites document.</p> <p>Recommended response: No change.</p>

		<p>potential for circa 25 1 and 2 bed apartments to be delivered across the site. We have had feasibility plans drawn up for both schemes and would be willing to meet officers to discuss these options moving forward.</p> <p>The upper parts of 7/8 high street, with a roof extension and the whole of 50 Colebrook Street is availability for housing development and can be started and delivered within the next 5 years. The site is previously developed land within the built-up area where local and national planning policies seek to direct development in the first instance. Notwithstanding this, there is a permitted development right in place which encourages vacant and underutilised spaces above shops to be used for residential development. So it is considered that the principle of residential development should be acceptable to officers in the first instance.</p> <p>The sites location as being on the periphery of the Central Winchester Regeneration Zone also helps to confirm that the sites redevelopment will help improve the vitality and viability of the Winchester Town Centre and help deliver the wider social and economic benefits of the strategic regeneration scheme. Overall, there are a number of benefits to including the site within the emerging local plan by allocating it for a residential led mixed use scheme which can deliver between 25 1 or 2 bed dwellings, or circa 50 student bedrooms.</p>	
HU14 (New site)	ANON- KSAR-N8N1- P	119 Bunstead Lane, Hursley. There was a detached cottage on the plot of 118 Bunstead lane, now land belonging to 119 Bunstead Lane. The Cottage was destroyed by fire and subsequently demolished. The plot has full access on to Bunstead Lane. All services are close to site.	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>Hursley Parish Council is producing a Neighbourhood Plan which will allocate any sites felt to be necessary by the local community. The emerging Local Plan sets a very modest target for additional housing in Hursley, which may be met either by new site allocations or windfall development. However, this site is in any isolated location, separate from the main built-up area of Hursley. It has been assessed in the IIA and scores negatively or uncertainly on all sustainability criteria.</p> <p>Nevertheless, it is for the Hursley Neighbourhood Plan to decide on housing allocations in the area covered by Hursley Parish and it is not, therefore, appropriate to consider this site further in the Local Plan. Recommended response: No change.</p>
WIN30 (New site)	ANON- KSAR-NKJ1- 5	Winchester College request that a change to the settlement policy boundary is made to include Blackbridge Yard, College Walk, Winchester within the settlement of boundary of Winchester Town. Blackbridge Yard has been used by Winchester College for storage purposes for many years. It is suitable for development for approximately 10 to 15 dwellings or as a Mixed use - residential, education, recreation. The area for development lies within Flood Zone 1 and is therefore suitable for residential development.	<p>This comment relates to a site in Winchester and is dealt with in the Winchester Omission Sites document. Recommended response: No change.</p>
New site	ANON- KSAR-N858- 4	Land at Anmore Road, Denmead Part of the site is subject to the application 18/00494/SCOPE - Development of a new underground High Voltage Direct Current power cable transmission link between Normandie (France) and the South Coast, including fibre optic data transmission cables and the erection of converter stations. This however would not prevent the development of the site from going ahead.	<p>Comments noted. Denmead's housing need will be met under the Denmead Neighbourhood Plan. Recommended response: no change</p>

	<p>BHLF-KSAR-N8RY-2</p> <p>Promote land to the north of Deane Down Drove, Littleton for residential use. The following documents are submitted: Supporting Promotional Document; Site Location Plan; Illustrative Site Layout Plan. The site is 0.96ha and occupies a gap site on the southern edge of Littleton, with direct access onto a road within the 30mph zone. The development could start almost immediately and could include 20 or more units of accommodation, of which at least 50% would be smaller units and 40% would be affordable housing.</p> <p>The site is promoted for allocation in Local Plan Part 2 being:</p> <ul style="list-style-type: none"> • Suitable – The site is well located, adjoining the established settlements of Littleton and close to Winchester. The site represents a gap in a continuous built frontage and abuts the existing settlement boundary. • Achievable – The site is able to accommodate circa 20 dwellings and is available for development now. <p>Viable – The site is largely free from constraints, relatively flat with good access and low residual value. It can viably deliver the ambitious aspirations of the emerging Local Plan and importantly the requirement for 40% affordable housing.</p> <p>The site satisfies National and Local planning policies in many ways including:</p> <ul style="list-style-type: none"> • Size: Paragraph 69 of the NPPF says that it is a condition of local development plans that at least 10% of the housing requirement should be ‘small sites’ on sites of less than 1 ha. • Identifiable: Paragraph 69 of the NPPF refers to identified land that could be built quickly. The local Plan and Littleton rely on unidentified windfall sites (Table H3) that might be available in the future but cannot be guaranteed. This risks uncontrolled growth in the future on sites that are less suitable to the site promoted here. • Location: It is adjacent to and abutting the existing settlement. In addition, it does not compromise the gap between Harestock and Littleton, protected in Policy CP18 or the conservation area (Policy CP20). • Housing Provision: it could deliver 20 plus units, appropriate contextual density and 50% smaller units while also providing 40% of the site for new affordable housing. (Policy CP1, CP3 and CP14). • Access: it has good access off a 30mph road with good visibility. • Quality Design: The proposal set out here has been developed in accordance with the process and requirements set out in CP13 and would deliver a high quality and contextual place that forms part of a row of houses on Deane Down Drove, reinforcing the historic pattern of development. (Policy CP13 and CP20) • BNG: the site and adjoining land under the control of the landowner could achieve or exceed 10% biodiversity net gain. (Policy CP16) • Sustainable and low energy: The landowner is committed to achieving the highest environmental standards in accordance with the emerging Local Plan requirements for 35kgCO2/m2/yr (Policy CP11) In addition to being a highly appropriate site for development, for all the reasons set out above, the site also represents a ‘small site.’ National policy in the NPPF attaches great importance to encouraging a greater plurality of housebuilders and requires local authorities to identify small sites, rather than just hoping they come forward as windfall sites. 	<p>This comment relates to a site in Littleton and is dealt with in the Littleton Omission Sites document.</p> <p>Recommended response: No change.</p>
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		<p>Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. On the basis that national policy for small sites in the NPPF is expressed not just as an “aspiration” but as an expectation/requirement, the draft policy does not proactively identify sufficient small sites, but instead relies on past trends of windfall sites coming forward and to a much lesser extent existing planning permissions being built-out. There is no guarantee that windfall sites will come forward at the same rates in the future, not least as the supply of viable sites steadily diminishes, nor that existing commitments will be built out at historic rates, particularly given the economic uncertainty/downturn and, in relation to smaller windfall sites, high residual values of existing uses and increased viability implications of BNG and Nitrates etc which all serve to make it harder to achieve willing sellers on occupied plots.</p> <p>It is considered therefore, that the Council should comply with the NPPF and actively “identify” more small sites that are available, in appropriate locations and that can be delivered quickly, to reduce reliance on windfall sites and existing commitments, which may or may not come forward. The site promoted here is one such site. Its merits and potential are set out above and more fully in the supporting vision document, which demonstrates that the site is suitable, achievable and viable.</p>	
Additional area added to site	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>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>This site relates to Colden Common and is associated with previously considered sites CC03 and CC03b.</p> <p>See Omission Sites – Colden Common’ where this representation has been responded to.</p> <p>Recommended response: No change.</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.

Site Characteristics

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.

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.

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.

2.9 The site slopes down from an approximate high point of 35m AOD, along the edge of Colden Common, to approximately 25m AOD along Highbridge Road.

2.10 In terms of arboriculture, some of the trees within and on the periphery of the site are protected by Tree Preservation Orders (TPO). Tree Surveys suggest that few of the trees are defined as Category A specimens. Despite this, any future application would ensure to take into consideration any TPO trees on site.

2.11 Regarding ecology, there are no statutory designations (i.e., Special Protection Areas, Special Areas of Conservation, SSSI's etc.) directly applicable to the site. However, the nearest such designation is the River Itchen SSSI and SAC, located approximately 600m northwest of the site. The scheme design will incorporate measures to address these constraints and ensure no adverse effect.

2.12 In addition, ecological assessments undertaken (and information within WCC's SHLAA Site Summary Report 2022), suggest that some of the boundary hedgerows / trees are 'species rich', with sections potentially comprising a Priority Habitat. The emerging masterplan (Appendix 2), responds to these constraints through the inclusion of appropriate buffers, the distribution of Green Infrastructure and areas of public open space.

2.13 With respect to landscape, the site lies outside of the extent of the South Downs National Park (SDNP). However, the National Park extends westward beyond Highbridge Road. Nonetheless, views into the site are very well-screened by 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.

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.

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.

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.

Settlement Sustainability

2.17 Colden Common, falling within the 'Market Towns and Larger Rural Settlements' category within the adopted Local Plan Part 1: Core Strategy, is recognised as a sustainable settlement. It is capable of accommodating growth to address a share of both localised and Plan-wide housing needs. Growth in Colden Common is also necessary to bolster the vitality and viability of the services within the village. Indeed, for these reasons, the settlement was apportioned 250 dwellings to be delivered to help meet the Core Strategy housing requirement. The most recent AMR (2021) indicates that only 93 dwellings were completed between 2011 and 2021. This infers the need for future development within the settlement.

2.18 The Draft Local Plan proposes to carry forward Colden Common's elevated position within the settlement hierarchy. Therefore, taking into consideration the sustainability of the settlement as a whole, and accounting for the suitability of the site with its location being adjacent to the settlement boundary, it is considered that Land East of Highbridge Road should be allocated for a high-quality residential development, comprising a mixture of types and tenures, to meet current housing needs.

2.19 New homes should be provided alongside new areas of accessible public space, landscaping, associated green infrastructure, and land for biodiversity enhancement and nitrate management.

Proposed Development

2.20 Croudace proposes a landscape-led residential development, which is to be provided alongside potential play area, open space, green infrastructure, biodiversity gain and nitrate mitigation. A concept masterplan accompanies these representations (Appendix 2) however, in summary the proposals comprise:

		<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>	
	ANON-KSAR-NKSK-8	<p>South side farm, Tangier Lane, SO32 1BU.</p>	<p>The respondent is not clear which site is referred to and has not responded to requests for clarification. Nevertheless, the approach to site selection is set out in the Development Strategy and Site Selection Background Paper.</p> <p>The relative merits of additional sites at Tangier Lane have been considered in the Development Strategy and Site Selection Background Paper, but on balance these are not considered to be preferred to the sites identified for development in Bishop's Waltham.</p> <p>Recommended response: No change.</p>
	ANON-KSAR-NKUB-1	<p>Hewlett Close. Yes it's in the SDNP and they are behind on their Plan by 12/18 months as they have Resources Issues!</p> <p>They have 500 In Their allocation!!!,</p> <p>The land is owned by. Humphreys Farm. Twyford</p> <p>We require Council Homes and I ask you this NOT why can't we build and make sure we endeavour to house those with a local Connection. We built 2 excellent new Homes on Dolphin Hill! Please consider!</p>	<p>The site is within SDNP – WCC has no planning jurisdiction in this area and the South Downs National park Authority is producing its own Local Plan for that area.</p> <p>Recommended response: No change.</p>
HU12	BHLF-KSAR-N8ZW-8	<p>Winchester's Draft Local Plan sets out the vision for Winchester, the golden thread through the plan is that of reducing Carbon and to support the goal of being Carbon Neutral by 2030. If this is really the objective of the Draft Local Plan then a new settlement within 1.5 miles of the centre of Winchester should have been objectively assessed using that criteria.</p> <p>The new settlement can be carbon neutral and powered off grid. Infrastructure can be delivered first to include a new all through Primary and Secondary school on site. IBM to the South employs over 1500 people and Bushfield Camp Employment Allocation that is currently consulting on their scheme is to the North West, Both sites within a mile of the potential New Settlement. The New settlement can deliver at least 40% affordable housing and is perfectly located for doctors and nurses to live along with other key workers and Hampshire</p>	<p>This comment relates to a site on the edge of Winchester and is dealt with in the Winchester Omission Sites document.</p> <p>Recommended response: No change.</p>

		<p>County Council offices due to it's proximity to the employment destinations.</p> <p>We are informed that the housing requirement in the area does not justify such a large new settlement of circa 5,000 new homes that would include at least 2,000 Affordable Homes. We are concerned that the proposed uplift to the housing requirement is included to address either a change to the standard method or the unmet needs of neighbouring areas. This position provides no certainty at this stage as to whether unmet needs will be addressed. The Council do not appear to have fully taken on board the need to positively plan for the needs of other areas. What is evident from plan preparation across South Hampshire is that there are unmet needs arising in a number of areas including Portsmouth, Southampton, Gosport, and Havant. The first three authorities in this list have set out in recent consultations the shortfalls they expect in future with these totalling nearly 13,000 homes. This is a significant shortfall, Winchester should be looking at developing a spatial strategy that would meet more of these needs than is currently being proposed that could include a carbon neutral new settlement.</p>	
	ANON-KSAR-NKJ6-A	<p>More detailed mapping in Winchester town would reveal many more small, potential windfall sites. Many are owned by WCC and HCC in particular surface car parks: adjacent to the Recycling Centre and off the Andover Road to name just two, around the former Leisure Centre. Land off Monarch Way owned by HCC also has development potential. Winnall and the Bar End area both have unrealised potential and poor land use.</p>	<p>This comment relates to sites in Winchester and is dealt with in the Winchester Omission Sites document.</p> <p>Recommended response: No change.</p>