

SW1 – The Lakes

- Support - 5
- Neither support of object - 5
- Object - 5

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.

Comments in support of SW1 – The Lakes		
Respondent number	Comment	Officer comment
ANON-KSAR-N811-S Swanmore Parish Council	<p>Swanmore Parish Council response to draft Regulation 18 Local Plan, December 2022</p> <ul style="list-style-type: none"> • The Council acknowledges the reclassification of Swanmore within Strategic Policy H3 as an “intermediate rural settlement” and is satisfied that this reflects the fact that Swanmore is not a sustainable settlement, is already overstretched and lacks the required facilities and infrastructure for more housing. • Gypsies, travellers and travelling show people. At page 260 of the draft Plan it is stated that future traveller pitch/ plot needs take into account “...unauthorised pitches, pitches with temporary planning permission, concealed and doubled up households and movement from bricks and mortar...” However, unauthorised pitches at the Swanmore sites have not been listed. We will send further details of these pitches shortly. 	<p>1 Hierarchy. Since the publication of the Reg 18 draft local plan, the Settlement Hierarchy Review has been updated in response to comments received and make necessary corrections.</p> <p>The scoring and conclusion in regards to Swanmore has been amended as a consequence of that review, with the result that Swanmore has been moved into the Larger Rural Settlements category.</p> <p>The Development Strategy and Site Selection Paper 2024 (DSSS)</p>

	<p>• The Council requests that Section vi of Policy SW1 (page 505) specifies the following contributions as development requirements:</p> <ol style="list-style-type: none"> 1) The expansion/ improvement of Swanmore Primary School and, 2) The expansion or improvement of existing village hall/community facilities and the provision of new facilities and, 3) The provision of a scout and guide hut and, 4) The expansion/ improvement of Swanmore College of Technology and, 5) Other infrastructure needed to make the development acceptable in planning terms. 	<p>summarises the process and conclusions regarding the position of Swanmore and other settlements within the hierarchy.</p> <p>2 Gypsy, travellers and travelling show people are considered under policies H12-H18 of the plan.</p> <p>3 Additional criteria sought –</p> <p>i) Expansion/improvement of Swanmore Primary School The council is liaising with all infrastructure service providers in respect of required infrastructure provision. The process is further detailed in the emerging Infrastructure Delivery Plan (IDP) prepared as part of the Reg 19 Plan.</p> <p>HCC Education have not currently highlighted a need for additional provision in respect of Swanmore Primary School.</p> <p>ii Expansion/improvement of existing village hall/community facilities and the provision of new.</p> <p>Not a specific need generated by this development. This site will provide a proportionate amount of CIL receipts</p>
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		<p>which will be available to the Parish Council.</p> <p>lii Scout hut</p> <p>As previous response. Site will generate CIL receipts.</p> <p>Iv expansion/improvement of Swanmore College of Technology is required by the policy.</p> <p>The council will continue to liaise with HCC with regard to education provision in the area and any requirement for expansion and how that will be funded. The IDP contains more details on this process.</p> <p>V Other infrastructure as necessary This criteria is already in the policy.</p> <p>Recommended Response: No Change</p>
<p>BHLF- KSAR- N8RK-M</p>	<p>Macra Ltd is promoting land south of The Lakes in Swanmore and previously submitted details to the Council in 2021 as part of their Call for Sites. Land south of The Lakes was assessed in the Strategic Housing Land Availability Assessment under reference SHELAA SWA09 as both deliverable and developable.</p> <p>The proposed allocation would be south of the existing allocations north of The Lakes. We propose 90-100 dwellings and a public car park to help alleviate parking congestion at Swanmore College, as shown below: (image)</p> <p>The representations below provide general comments on the draft local plan, as well as comments specifically in relation to Swanmore and land south of The Lakes.</p>	<p>The approach to windfall allowance in general and the allowance in respect of Swanmore is considered in responses to Policy H1 of the plan and the Housing Topic Paper. In summary, it is considered that our approach in respect of windfall is appropriate and evidence-based. In any event, this would not have an influence on the suitability of the site allocation SW1.</p>

	<p>5.1 The draft Plan has a windfall allowance of 20 dwellings for Swanmore, which is still considered too high for the reasons set out in Section 3 above. It is proposed that this figure should be reduced and replaced with an appropriate allocation to provide certainty and ensure that development takes place in the most sustainable location.</p> <p>5.2 The emerging local plan adopts a hierarchical approach to the distribution of development across different spatial areas. It identifies specific housing requirements by settlement according to the position of each settlement within the hierarchy. The hierarchy is based upon a Settlement Hierarchy Review (November 2022) in which Swanmore scores 22 out of a possible 35, placing it in the “Intermediate Settlement” category. However, the existing score should mean it is in the “Larger Villages” category; notwithstanding that it should have a higher score as it has more facilities than the Review gives it.</p> <p>5.3 With a wide range of services and facilities, Swanmore is a sustainable location for future expansion and should be moved back to the “Larger Villages” category in the Settlement Hierarchy so it can be given a 90-100 home allocation.</p> <p>In the summer of 2022, Winchester City Council asked Swanmore Parish Council to identify their preferred development site for 90-100 homes. The PC did extensive public consultation on all the SHELAA sites in the form of public consultation days and a questionnaire. The conclusion of this was to pick 4 preferred sites, which included SWA09.</p> <p>6.2 Two of the preferred sites were located on the edge of the Waltham Chase’s settlement boundary (but within Swanmore Parish area) so would not count as development in Swanmore. The third site is relatively small (maybe 20 dwellings) and is designated as a SINC/open space. Therefore, SWA09 South of The Lakes is only suitable site for development in Swanmore that is also ‘preferred’ by the Parish Council. It</p>	<p>The settlement hierarchy has been re-evaluated following the Reg 18 draft and the resulting revisions raise the scoring for Swanmore slightly, putting it into the Larger Rural Settlements group. Despite this, it is important to note that not all settlements within a particular group have been allocated additional housing once appropriate consideration has been given to all the relevant factors.</p> <p>The DSSS as updated in 2024, continues to conclude that it is not considered appropriate to allocate sites for further development, given the constraints around this location and that the overall level of housing need can be met at other locations.</p> <p>Recommended Response: No Change</p>
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is also the only site that offers public benefit – a much needed car park near Swanmore College to help parking congestion.

6.3 The land at SWA09 could be delivered at any scale deemed appropriate for the village. By developing from New Road from west to east, this site could provide all the development needs for many years and Local Plans to come. It would be possible to deliver SWA09 one field at a time, releasing around 50 homes per field. The plan below shows 90 homes across two fields within SWA09.

7.1 In conclusion, it is considered that the Winchester Local Plan Regulation 18 fails to provide a sound strategy on which to deliver new development to meet the District's housing requirements. The over-reliance on windfall sites coming forward within the existing settlement boundaries is flawed and fails to take into account future legislative changes and land availability. It also fails to provide certainty for the delivery of housing or for ensuring that development is located on the most sustainable sites.

7.2 It is therefore proposed that the windfall allowance is reduced to a minimal, plan-wide allowance and replaced with local plan allocations which are based on robust evidence and which have been properly considered through the plan making process.

7.3 It is considered that Swanmore should be put back into the 'Larger Villages' category in the Settlement Hierarchy Review document.

Swanmore already scored 22 points, which the report states is the range of the higher tier. But also, Swanmore has not been correctly counted against all the facilities that it has; this would result in a higher score of more like 24 or 25 points, which would mean it has a higher score than Denmead and Colden Common.

7.4 Once Swanmore is placed back in the 'Larger Villages' category, it should be given a new allocation of 90-100 homes. The Parish Council already did its own review of all SHELAA sites in the summer of 2022 for

	<p>90-100 dwellings, so all the appropriate data is there to choose a new allocation.</p> <p>7.5 There is only one site in the village that is 'preferred' by locals (as per Parish Council consultation in summer 2022) and is appropriate for a Swanmore village allocation – that is SWA09 Land South of The Lakes. This would simply be an extension of the existing allocations north of The Lakes and is the only site that offers public benefit (car park for Swanmore College).</p>	
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Comments which neither support nor object to SW1 – The Lakes		
Respondent number	Comment	Officer comment
ANON-KSAR-NK8A-3	<p>The main issue is the fact that The Lakes is / are significantly waterlogged and given the drainage issues at Horders View which shares the same substrate and the same level land it would not be difficult to visualise the problems which occurred in Faringdon with the same disastrous results. In addition, the location is far from the village centre. Is that really appropriate?</p>	<p>Comments noted. The Environment Agency, HCC as Lead Flood Agency and Southern Water as the water and sewerage undertaker have all been consulted on this allocation. Any comments and recommendations they have made in respect of these issues are considered under responses below.</p> <p>Officer Recommendation: No Change</p>
BHLF-KSAR-N86Z-7	<p>GP Surgeries Otterbourne Bishops Waltham Surgery Wickham Surgery (Main and Branch) NHS Hampshire and Isle of Wight ICB - Primary Care Response</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.</p>

	<p>The GP surgeries that serve these potential sites are currently over subscribed by 782 patients of October 2022. Bishops Waltham 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 and/or been approved in Swanmore and Waltham Chase, 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 600 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 48m2</p> <p>As above 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.</p> <p>Wickham Surgery has expanded its surgery footprint in the last few years to include additional triage space and two consulting rooms. These expansions have in part been due to the already approved Welbourne Garden Village development of 6,000 homes agreed by Fareham Borough Council in the south of the practice's boundary; if these homes are built, the surgery will not have capacity to grow its patient list size without further expanding its infrastructure.</p> <p>Bishops Waltham and Wickham surgery are both part of the Winchester Rural South Primary Care Network. Significant development is being experienced across the Network's 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</p>	<p>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 and identified need for any improvements.</p> <p>Recommended Response: No Change</p>
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	<p>additional population without significant developer investment into primary care infrastructure.</p> <p>The two surgeries 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 Due to the additional healthcare activities that will derive from the Local Plan we believe that there should be references to healthcare in policy SW1 and WC1 to inform potential developers of the requirement for these impacts to be mitigated.</p>	
<p>BHLF- KSAR- N863-Z</p>	<p>Persimmon Housing Representation on Reg 18 draft Local Plan. Extract in relation to Swanmore site. Full representation available in Citizen Space.</p> <p><u>9.0 Persimmon’s Housing Opportunities</u></p> <p>9.3Persimmon’s Swanmore and North Whiteley sites are allocated in adopted Local Plan....The Swanmore has a resolution to grant planning permission; construction on this site is due to commence in 2023. The Company is supportive of the site’s continued allocation in the new Local Plan.</p>	<p>Comments noted and support welcomed.</p> <p>Recommended Response: No Change</p>

Comments which object to SW1 – The Lakes

Respondent number	Comment	Officer comment
ANON-KSAR-NK2A-W	<p>The draft Plan has a windfall allowance of 20 dwellings for Swanmore, which is still considered too high for the reasons set out in Section 3 above. It is proposed that this figure should be reduced and replaced with an appropriate allocation to provide certainty and ensure that development takes place in the most sustainable location.</p> <p>The emerging local plan adopts a hierarchical approach to the distribution of development across different spatial areas. It identifies specific housing requirements by settlement according to the position of each settlement within the hierarchy. The hierarchy is based upon a Settlement Hierarchy Review (November 2022) in which Swanmore scores 22 out of a possible 35, placing it in the “Intermediate Settlement” category. However, the existing score should mean it is in the “Larger Villages” category; notwithstanding that it should have a higher score as it has more facilities than the Review gives it.</p> <p>With a wide range of services and facilities, Swanmore is a sustainable location for future expansion and should be moved back to the “Larger Villages” category in the Settlement Hierarchy so it can be given a 90-100 home allocation.</p> <p>Land South of The Lakes</p> <p>In the summer of 2022, Winchester City Council asked Swanmore Parish Council to identify their preferred development site for 90-100</p>	<p>This representation is identical to that above and a response is provided there.</p> <p>Site SW0A9 has already been considered as part of the site selection process and rejected.</p> <p>Recommended Response: No Change</p>

	<p>homes. The PC did extensive public consultation on all the SHELAA sites in the form of public consultation days and a questionnaire. The conclusion of this was to pick 4 preferred sites, which included SWA09.</p> <p>Two of the preferred sites were located on the edge of the Waltham Chase’s settlement boundary (but within Swanmore Parish area) so would not count as development in Swanmore. The third site is relatively small (maybe 20 dwellings) and is designated as a SINC/open space. Therefore, SWA09 South of The Lakes is only suitable site for development in Swanmore that is also ‘preferred’ by the Parish Council. It is also the only site that offers public benefit – a much needed car park near Swanmore College to help parking congestion.</p> <p>The land at SWA09 could be delivered at any scale deemed appropriate for the village. By developing from New Road from west to east, this site could provide all the development needs for many years and Local Plans to come. It would be possible to deliver SWA09 one field at a time, releasing around 50 homes per field. The plan below shows 90 homes across two fields within SWA09.</p> <p>Therefore, a new allocation should be made in Swanmore south of The Lakes for 90-100 new homes.</p>	
<p>BHLF- KSAR- N8RD-D</p>	<p>Swanmore is identified as having a settlement boundary, with all other land outside being considered as countryside in policy terms. The existing settlement boundary lies directly to the south of our client’s site, and adjoins the eastern boundary at Broad Lane. To the west of the site is a continuous row of residential properties, it is considered that the site and these properties should be incorporated into the settlement as identified below (indicated by the dotted line). Overview of Settlement boundary and proposed amendments The emerging Local Plan currently identifies Swanmore as having a</p>	<p>This site has already been considered as part of the site selection process.</p> <p>The DSSS as updated in 2024, continues to conclude that it is not considered appropriate to allocate sites for further development, given the constraints around this location and that</p>

	<p>windfall allowance of only 20 dwellings. The windfall allowance of 20 dwellings is to be met through development within the settlement boundary of Swanmore. A review of the SHLAA December 2021 indicates that there are no sites within the settlement boundary of Swanmore which would be able to deliver the 20 units of windfall development as currently envisaged.</p> <p>The land proposed for the incorporation into the settlement boundary is largely developed and does not reflect an 'open nature' which would be expected of a 'Countryside' designation. Its character, whilst lower density, is broadly similar to that of the area to the south of Lower Chase Road. Access points to the dwellings along the northern stretch of the road are clear, and a number of buildings are visible. In both functional and character terms, it is part of the built-up area of the village.</p> <p>We consider that this stretch of road does not reflect a 'Countryside' character. In particular, the most westerly property (White Cottage) within our proposed extension to the boundary is very prominent in the street scene. An application for a sizeable garage was permitted in 2012 (ref: 12/00486/FUL) and despite lying within 'the Countryside' and Settlement Gap, this development was supported by both Swanmore Parish Council and the City Council. It was considered that the development would have limited impact on the character of the area. In this context we consider that the development of our client's site would provide a logical small-scale in-fill extension of the settlement with the property acting as a gateway to Swanmore Village.</p> <p>Above: White Cottage, courtesy of Google Maps</p> <p>Our client's site has been put forward as part of the SHELAA for residential development of up to 11 dwellings. The Assessment found the site to be deliverable and developable. It is however, noted when assessed in the 'Development Strategy and Site Selection' background paper (November 2022), that the site was considered by the Parish Council to be unsuitable due to its impact on the Countryside and</p>	<p>the overall level of housing need can be met at other locations.</p> <p>Recommended Response: No change</p>
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	<p>Settlement Gap, despite their support for the application at White Cottage.</p> <p>Five applications have been submitted and refused on the site, three of which related to residential development, which were refused with the reason that they would impact on the Countryside and Settlement Gap. An appeal was submitted against refusal of planning permission for the development of 6 houses with access via Lower Chase Road (planning ref: 16/02527/FUL Appeal ref: APP/L1765/W/17/3174240). The Planning Inspector found that the site is relatively low-lying and this, as well as the extent of the wider vegetation in the area, would mean that development would not be greatly, if at all, visible from long or medium distance viewpoints (Paragraph 10 of the Decision Notice).</p> <p>Development would have been seen from short distance view points from the road, however, the development proposed six separate access points onto Lower Chase Road, providing a private access for each development. It can therefore be considered that the site is well screened, and a thoughtful and sensitively designed development could come forward which would have a limited impact on the landscape and local character.</p>	
ANON-KSAR-NKZK-F	<p>Policy SW1 in criterion iii. refers to the provision of footpath/cycleway links between New Road and Hillpound by improving The Lakes. The Lakes is a private track, with a partly tarmac and partly stone surface. It is recorded on the Definitive Map as a footpath. In order for it to be used by the public as a cycle route it needs to be upgraded to a bridleway which will also make it legally useable by horse riders. Change iii. to read, "Provide footpath/cycleway/bridleway links between New Road and Hillpound by reclassifying The Lakes as a bridleway, and link with existing development and facilities to the north."</p>	<p>The Lakes track is shown as a PROW – Footpath on HCC Definitive Map. The ownership of The Lakes has not been established, although it is clearly not in public ownership.</p> <p>It would be beneficial to provide active travel and safe travel links from New Road to Hillpound in conjunction with the development of this site. However, given the lack of clarity regarding the status of the Lakes, the policy provides flexibility by requiring that</p>

		<p>footpaths/cycleway links are provided either through the site or by improving The Lakes track.</p> <p>The comments submitted are noted, however it is considered the policy already offers a realistic and proportionate degree of flexibility.</p> <p>Recommended Response: No Change</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 liaising with all infrastructure service providers in respect of required infrastructure provision, including health provision.</p> <p>The process is further detailed in the emerging Infrastructure Delivery Plan (IDP) prepared as part of the Reg 19 Plan.</p> <p>Recommended Response: No Change</p>
BHLF-KSAR-N8BE-X Environment Agency Link here	<p>19. The Lakes, Swanmore, Page 369 100 dwellings 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"> • Secondary A Aquifer <p>Flood Risk</p>	<p>The council has taken further advice on the particular requirements of this site as set out in the SFRA Stage 2. Amendments are proposed to the policy and text in the light of this.</p> <p>New paragraph to follow 14.141 – The development of this site needs to refer to the Winchester District Stage</p>

	<p>Notwithstanding our concerns regarding the sequential test, and for the policy to be sound we would advise that a level 2 SFRA is undertaken to provide a greater degree of certainty as to the level of flood risk, both now and with climate change.</p> <p>The LPA have not demonstrated that this site allocation provides wider sustainability benefits to the community that outweigh flood risk.</p> <p>We welcome the text: Part of the land covered by policy SW1 is potentially liable to flood and measures will need to be implemented as necessary to prevent this. Development should be avoided within Flood Zones 2 and 3.</p> <p>There is a combined risk of fluvial and surface water flooding along the line of Lakes road and we would recommend that a site-specific Flood Risk Assessment is specified to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. This should include the measures identified in the Level 2 SFRA (2020) and a SuDS scheme to provide mitigation and opportunities to achieve a reduction in overall flood risk.</p>	<p>2 Strategic Flood Risk Assessment and a site specific Flood Risk Assessment will demonstrate the development will be safe over its lifetime. Access and egress will need to be considered and should be addressed in consultation with the emergency planners. A SuDS scheme should provide mitigation and opportunities to achieve a reduction in overall flood risk.</p> <p>Amendments to policy Amend criteria viii) as follows –</p> <ul style="list-style-type: none"> i. Undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including providing Sustainable Drainage Systems, and making any necessary on- and offsite drainage improvements; A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood
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		<p>risk is not increased elsewhere as a result of the development. Measures identified in the FRA should be part of proposals, including provision of suitable SUDS scheme;</p>
<p>ANON-KSAR-NK2C-Y Southern Water Link here</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. However the need remains for recognition that there is limited capacity on this site at the "practical point of connection", as defined in the New Connections Services. Our assessment has shown that a connection to the sewer network at this site's 'practical point of connection' could lead to an increased risk of flooding unless network reinforcement is undertaken in advance of occupation. This reinforcement will be provided through the New Infrastructure charge and Southern Water will need to work with site promoters to understand the development program and to review whether the delivery of network reinforcement aligns with the occupation of the development.</p> <p>This is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of wastewater infrastructure, in order to prevent the increased risk of flooding. Southern Water has limited powers to prevent connections to the water and sewerage</p>	<p>The points regarding sewerage capacity in the area and the need to coordinate improvements to sewerage infrastructure with occupation of development are noted.</p> <p>The council is continuing to work with Southern Water in respect of upgrades and improvements to sewerage capacity and water quality via upgrades to water treatment works in the area. The ongoing process is documented in the IDP that accompanies the Reg 19 plan.</p> <p>The suggested wording to replace the existing wording of criteria x is agreed.</p> <p>The point that proposals need to have regard to the presence of existing sewerage infrastructure on the site is noted and the suggested addition to the policy in respect of this is agreed. The details regarding how this is achieved</p>

	<p>networks, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure.</p> <p>Our assessment also revealed that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.</p> <p>Accordingly, we propose the following amendments to Policy SW1:</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>Add;</p> <p>'Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p> <p>Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.'</p>	<p>should be agreed as part of the design process and it is considered too prescriptive and restrictive to include the specifics mentioned by Southern Water within the policy itself.</p> <p>Recommended Response: Amend criteria ix as follows – Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</p>
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Comments which didn't answer SW1 – The Lakes

Respondent number	Comment	Officer comment
BHLF-KSAR-N8TZ-5	Policy SW1 in criterion iii. refers to the provision of footpath/cycleway links between New Road and Hillpound by improving The Lakes. The Lakes is a private track, with a partly tarmac and partly stone surface. It is recorded on the Definitive Map as a footpath. In order for it to be used by the public as a cycle route it needs to be upgraded to a bridleway which will also make it legally useable by horse riders. Change iii. to read, "Provide footpath/cycleway/bridleway links between New Road and Hillpound through the site, or by improving reclassifying The Lakes as a bridleway, and link with existing development and facilities to the north."	This comment is identical to ANON-KSAR-NKZK-F above and has been responded to there. Recommended Response: No Change

	Recommendations	Officer response
Comments from SA		
Comments from HRA		

Amendments to text of Policy SW1:

The council has taken further advice on the particular requirements of this site as set out in the SFRA Stage 2. Amendments are proposed to the policy and text in the light of this.

New paragraph to follow 14.141 –

The development of this site needs to refer to the Winchester District Stage 2 Strategic Flood Risk Assessment and a site specific Flood Risk Assessment will demonstrate the development will be safe over its lifetime. Access and egress will need to be considered and should be addressed in consultation with the emergency planners. A SuDS scheme should provide mitigation and opportunities to achieve a reduction in overall flood risk.

Amendments to policy

Policy SW1 The Lakes

Land to the north of The Lakes, as shown on the Policies Map, is allocated for the development of about 100 dwellings and areas of open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- i. Development proposals should follow the principles established in the masterplan approved with the planning application for the first stage of development.

Access

- ii. Provide safe vehicle, pedestrian and cycle access points to the west (New Road) and east (Hillpound) in a form and position which minimises the loss of trees and hedgerows;
- iii. Provide footpath/cycleway links between New Road and Hillpound through the site, or by improving The Lakes, and link with existing development and facilities to the north.

Environmental

- iv. Provide substantial landscaping to create a strong new settlement edge to the south, whilst retaining and reinforcing protected and other important trees and hedgerows within the area to maintain and improve green links;
- v. Retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) where possible and link these with the provision of substantial on-site open spaces running through the site (Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play) to provide for adequate public open space and wildlife corridors to enhance biodiversity;
- vi. **A**void development in areas potentially liable to flooding.

Other Infrastructure

- vii. Contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;
- viii. ~~Undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including providing Sustainable Drainage Systems, and making any necessary on- and offsite drainage improvements;~~ **A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime**

taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. **Measures identified in the FRA should be part of proposals, including provision of suitable SUDS scheme;**

- ix. ~~X~~ ~~Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.~~ **Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.**

SW1c: The Lakes

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 negative (-)
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	Negligible (0)
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: Minor positive (+); 1c: Major negative (--); 1d: Major negative (--); 1e: Major negative (--); 1f: Major negative (--); 1g: Major positive (++); 1h: Minor positive (+); 1i: Minor negative (-)

Justification: The site is not within 1,200m of an NHS GP surgery. It is within 401-800m 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. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. The majority of it is within an area where average commuting distance is in 61-80% 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 negative (-)

Score by criteria: 4a: Negligible (0); 4b: Negligible (0); 4c: Negligible (0); 4d: Major negative (--); 4e: Major negative (--); 4f: Minor 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 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. Less than 25% of the site contains open space, open county or registered common land, which could be lost to development. 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: Minor negative (-); 9b: Major negative (--); 9c: Major negative (--); 9d: Negligible (0); 9e:

Justification: The site is within a SSSI Impact Risk Zone for 'residential' 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: Negligible (0)

Score by criteria: 12a: Major positive (++); 12b: Negligible (0); 12c: Negligible (0)

Justification: The majority of the site contains brownfield 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.