

## Policy NA2: Sun Lane

### Overview of Comments:

Support - 1

Neither support or object - 4

Object – 2

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 NA2 – Sun Lane</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
BHLF-KSAR-N8BE-X Environment Agency <a href="#">Link here</a>	<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.</p> <ul style="list-style-type: none"><li>• SPZ</li><li>• principal aquifer</li><li>• secondary aquifer</li><li>• land use contamination risk (railway)</li></ul> <p>Water Quality. A small area is within a Source Protection Zone 1 (SPZ1). No specific objection with the proposed development, there may be some constraints on activities, designs and construction works (i.e. fuel storage or drainage options) within the SPZ1.</p>	<p>Comments on the protection of groundwater are noted. Criterion xiv of policy NA2 already requires protection of the Groundwater Protection Zone so it is not considered necessary to amend the Plan.</p> <p><b>Recommended response:</b> No change.</p>
BHLF-KSAR-N86T-1	There are current proposed transport schemes in New Alresford. The Winchester LCWIP will be reviewing the	Comments noted and welcomed.

<p>Hampshire County Council (Transport)</p>	<p>Winchester to New Alresford corridor as a priority route. Other schemes include the New Alresford to Bishops Sutton Pedestrian Access Improvements and a New Alresford Low Traffic Neighbourhood.</p> <p>Policy NA2 Sun Lane – will continue to work with the City and Town Councils to deliver active travel and transport improvements in the town.</p>	<p><b>Recommended response:</b> No change.</p>
<p>BHLF-KSAR-N86Z-7</p>	<p>The GP surgeries that serve these potential sites are currently over-subscribed by 1,315 and the current GP surgery is undersized and seeking expanded or new premises to grow with population increases already approved. Additional dwellings from the local plan will add a further 1,450 patients and the NHS will be seeking financial contributions to increase the primary care space by a further 116 sq m.</p> <p>Alresford Surgery have been supported through an NHS Improvement Grant to convert administration space into consulting rooms, enabling the practice to provide more clinical space. This has enabled the practice to grow with their increasing patient list, in line with the currently adopted Local Plan. Further capacity will be required should the SHELAA sites be agreed and developed.</p> <p>Development on Sun Lane has already been approved which is placing considerable strain on local primary care infrastructure, which the surgery needs capital investment to meet. Alresford Surgery have been clear with the ICB that it does not feel able to absorb any further increases in population without significant further</p>	<p>Comments noted. 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 and identified need for any improvements.</p> <p><b>Recommended response:</b> No change.</p>

	investment in primary care infrastructure. Due to the additional healthcare activities that will derive from the Local Plan there should be references in policy NA1 to the requirement for impacts to be mitigated.	
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Comments which object to NA2 – Sun Lane		
Respondent number	Comment	Officer comment
ANON-KSAR-NK2C-Y Southern Water <a href="#">Link here</a>	<p>This site is within Southern Water's statutory water and wastewater service area. There is a policy requirement for 'connection to the nearest point of adequate capacity in the sewerage network' but since OFWAT's new approach to water and wastewater connections charging we have adjusted our approach and the wording of this requirement is no longer effective. However there remains limited capacity on this site at the "practical point of connection", as defined in the New Connections Services and 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 will be provided through the New Infrastructure charge and Southern Water will 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 planning policy and subsequent conditions ensure</p>	<p>Comments on wastewater connections are noted. It is recommended that revised wording along the lines proposed by this respondent be adopted.</p> <p><b>Recommended response:</b> Amend Policy NA2 criterion xiii as follows:  <del>xiii Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</del>  <u>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</u></p>

	<p>occupation is phased to align with the delivery of wastewater infrastructure. Southern Water has limited powers to prevent connections to the water and sewerage networks, even when capacity is limited, so planning policies and conditions play an important role in ensuring development is coordinated with the necessary infrastructure.</p> <p>Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of development. An easement of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion.</p> <p>Accordingly, we propose the following amendments for Policy NA2: <del>Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</del> <i>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</i></p>	
ANON-KSAR-N8YC-K	<p>What is the benefit of taking 30 ha of agricultural land and then making 15ha of this open space? It's already open space. Not convinced that the Alresford wastewater treatment works can take more houses. it already pollutes the Itchen groundwater. Fix that before more houses in Alresford.</p>	<p>Comments noted. The site is currently in agricultural use and is not available as public open space. The Local Plan allocation will secure public use of the open space in conjunction with development. It is proposed that the requirements for sewerage infrastructure are strengthened, as recommended by Southern Water.</p>

		<p><b>Recommended response:</b> Amend Policy NA2 criterion xiii as follows:  xiii <del>Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</del> <u>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</u></p>
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	Recommendations	Officer response
Comments from SA	None.	N/A
Comments from HRA	None.	N/A

### **Policy NA2 Sun Lane**

Land east of Sun Lane, as shown on the Policies Map, is allocated for a mixed use development comprising about 10 hectares of residential development (about 325 dwellings), 5 hectares of employment uses (E(g), B2 and/or B8), and 15 hectares of informal and recreational open space and a burial ground. 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. A masterplan establishing principles for the disposition of housing, employment, open space, access points and linkages 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. Provide for housing development on about 10 hectares of land to the north of the site; business development and a new access to Alresford Bypass on about 5 hectares to the south of the site, designed so as to minimise harmful impacts on existing or proposed housing by keeping potentially harmful uses to the east of the site and providing adequate

landscape buffers; and open space of various types and a burial ground on about 15 hectares in the central part of the site;

- iii. 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 permission being granted. This should achieve the provision of the new access to Alresford Bypass in advance of business uses being developed, ensure that serviced land for business uses is made available before the completion of housing units, and secure affordable housing provision in step with market housing. The phasing of open space provision should also be agreed and set out within the phasing plan;
- iv. Proposals for individual parts of the site may be brought forward provided they are designed in accordance with the masterplan and follow the stages set out in the phasing plan, including providing business land, open space and other facilities (including affordable housing) at the appropriate stage, and do not prejudice the development of subsequent phases.

#### Access

- v. Access to the site should be primarily from the south by means of a new junction onto the A31 Alresford Bypass to be provided as the first phase of development;
- vi. Include measures to provide new/ improved pedestrian and cycle access from the site into the town centre, between elements of the development, and to the surrounding development and countryside, including off-site improvements as necessary;
- vii. Include measures to discourage use of motorised transport and to manage traffic so as to minimise the impact of development on nearby residential roads, particularly Sun Lane, Nursery Road and Tichborne Down;
- viii. Produce a transport assessment setting out how transport requirements, including those above, will be secured and the stages at which they need to be provided. This should include off-site vehicle, pedestrian, cycle and public transport improvements to be provided or funded by the development.

#### Environmental

- ix. Retain and reinforce existing landscaped boundaries around the site, particularly along the eastern edge;
- x. Provide suitable boundary treatment on the western edges of the proposed housing and business sites to protect the amenities of existing housing;
- xi. Provide about 15 hectares of open space in the central part of the site, designed to achieve a major new open area for the community providing for a range of current and future needs. The area should be carefully designed, integrating the burial ground and different types of open space

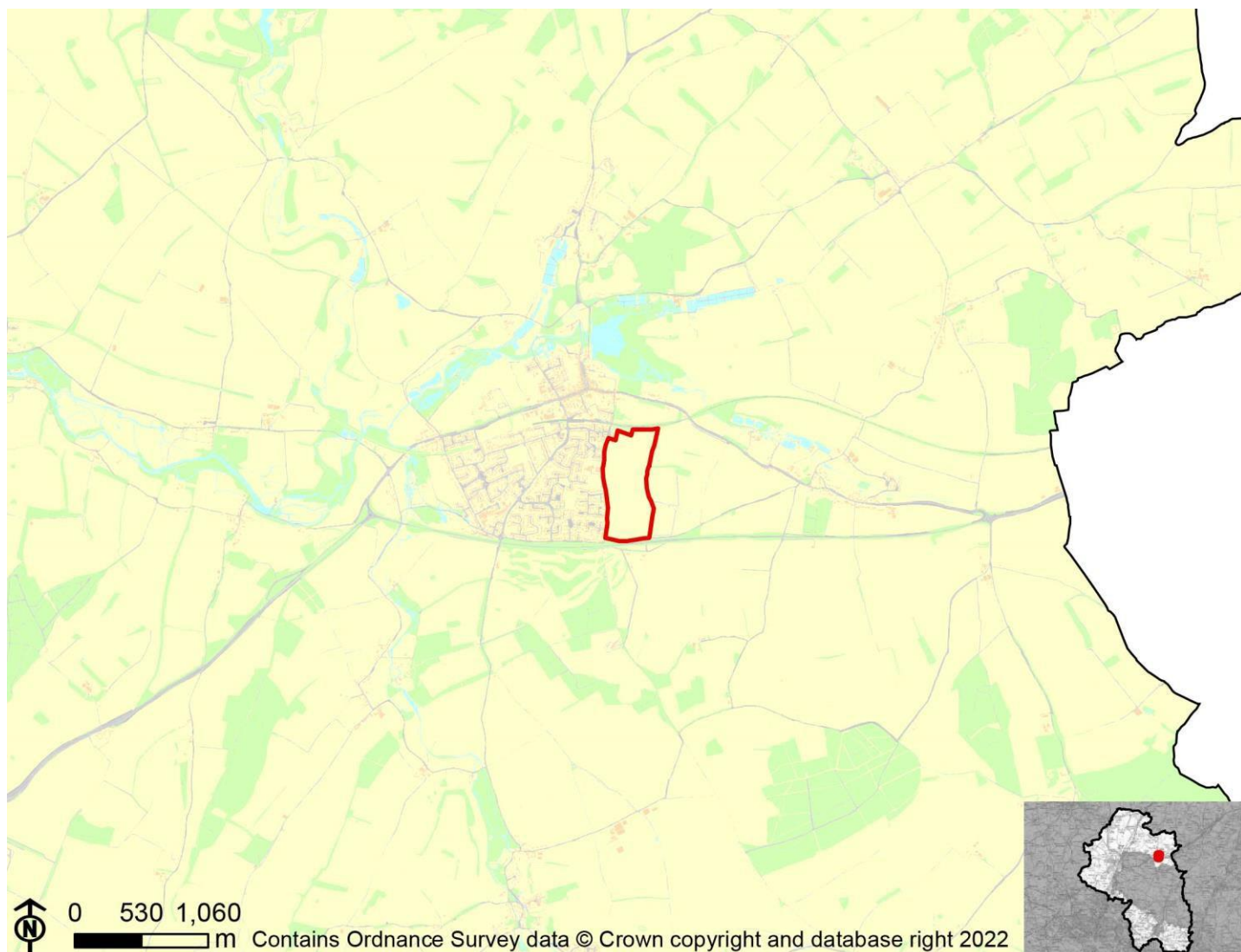
- xii. Provide on-site open space within the proposed housing site (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

- xiii. ~~Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider~~ **Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.**
- xiv. Ensure that the Groundwater Protection Zone is protected;
- xv. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

# NA3c: Sun Lane

Proposed use: Mixed use



<b>IIA Objective</b>	<b>Score</b>
IIA1: climate change mitigation	Minor positive (+)
IIA2: travel and air quality	Minor positive (+)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor positive (+)
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	Significant negative (--)
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 positive (+)**

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

Justification: The site is within 400m of an NHS GP surgery. It is within 400m of a primary school. It is within 501-1,000m of a secondary school. It is not within 1,200m of a town centre. It is within 200m of a district or local centre. It is within 500m 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 41-60% 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 positive (+)**

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: Major negative (--); 4e: Major positive (++); 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 within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is within 400m 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 positive (+)**

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: Minor negative (-); 9c: Major negative (--); 9d: Negligible (0); 9e: Negligible (0)

Justification: The site is 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 relating to historical constraints.

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

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

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

Justification: The majority of the site contains greenfield land. A significant proportion of the site ( $\geq 25\%$ ) is on Grade 3 agricultural land or less than 25% of the site is on Grade 1 or 2 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: Significant negative (--)**

Justification: The site falls within a Source Protection Zone 1.

## 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.