

**OT01 - land east of Main Road**

- Support - 35
- Neither support of object - 7
- Object - 10

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 in support of OT01 - land east of Main Road</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKNP-8 Otterbourne Parish Council	I am not convinced that the stated date of 2030 being set for development is appropriate. It may be more appropriate for development to be phased earlier in order to satisfy the needs of the Otterbourne community.	<b>Comments noted</b>  In the Local Plan paragraphs 9.21 and 9.22 it states that the strategic allocations, along with new allocated sites and some windfall provision, will continue to be built out into the second half of the Plan period, but it is necessary to phase the greenfield allocations towards the latter parts of the Plan period so as to maintain a reasonable level of provision in these phases and prevent all housing provision from being built out in the early years of the Local Plan.  Permission will not be granted for the

		<p>development of sites in advance of this phasing unless the Council is having difficulty in demonstrating an adequate 5-year housing land supply, which is not expected to be the situation, or the site would meet a particular local priority for housing. Brownfield sites, which often have a long lead in time in terms of delivery have been specifically phased towards the earlier parts of the Plan period, as are sites meeting specialist needs such as older persons' or student housing.</p> <p><b>Recommended response: no change</b></p>
<p>ANON-KSAR-NKBT-Z</p>	<p>It is ridiculous that I have had to click 30 buttons to get to this page. User experience is poor and therefore no doubt, responses to your survey will be poor.</p> <p>Equally it is disappointing that residents are being strong armed in to having to accept something, seemingly just for the sake of it and to toe the line: "if not here then something else will get picked for development instead".</p> <p>I do not support any further development in Otterbourne whatsoever; traffic is already horrendous, the school is doubling up on year groups being taught concurrently (as class size oversubscribed). I regularly see deer and other wildlife on all fields across the village. The fields are boggy from October to April and the drains back up after any reasonable rainfall.</p>	<p><b>Comments noted</b></p> <p>Feedback is welcomed on the citizenspace survey, due to the size and the complexity of the Local Plan, we made sure that respondents could make a response on all policies and all allocations, or just one if they wanted to. We will take your comments in mind when creating a survey of this scale again.</p> <p>We have a housing target which is set by central government, this is</p>

	<p>Why can't land be identified in the middle of nowhere to build a brand new village or town, rather than spoiling existing villages?</p>	<p>something that we cannot control. The settlement hierarchy and site selection papers set out why sites have been selected for development.</p> <p>We have commissioned Systra to complete a transport assessment which will model transport as it is at the moment and then will also model transport when allocations are developed and what impact this has on traffic etc. We will be looking at this closely when we have the modelling back to see if there are any major problems with the allocation locations and impact on transport. We are also working with Hampshire County Council in terms of infrastructure to support these allocations such as education.</p> <p>We did consult on housing options in the Strategic Issues and Priorities consultation, where the responses of this consultation showed a clear support for option</p> <p>Four strategic alternatives for housing growth are listed below:  1) A development strategy based on the approach in the existing Local Plan of distributing development</p>
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		<p>to a sustainable hierarchy of settlements;</p> <ol style="list-style-type: none"> <li>2) To focus development on Winchester itself and other larger and more sustainable settlements;</li> <li>3) A strategy that includes one or more completely new strategic allocations or new settlements</li> <li>4) A strategy of dispersing development around the district largely in proportion to the size of existing settlements</li> </ol> <p>The results of the consultation showed that approach 1 ) A development strategy based on the approach in the existing Local Plan of distributing development to a sustainable hierarchy of settlements was the approach selected by the most as for the spatial strategy for housing</p> <p>We also want to ensure development is as sustainable as possible.</p> <p><b>Recommended response: no change</b></p>
ANON-KSAR-NK4P-E	I support this site development in it's revised format with an allocation of approx 55 dwellings, with these being a mix of houses. The village needs some smaller family properties and a mix of 2/3 bedroom dwellings would	<b>Comments noted and support welcomed</b>

	work well. This plan protects the existing public footpath and also provides an open space area and would be keeping with the village.	<b>Recommended response: no change</b>
ANON-KSAR-NK5V-N	<p>The Otterbourne proposal keeps a community land and housing follows main line of road in line with present village plan . I agree with 2.8 hectares to be given to Parish council for biodiversity and play area .</p> <p>A commitment to provide housing for young family's and downsizes I hope are 2 storey housing with gardens and garage to avoid road congestion. Local school and GP services need resources.</p> <p>Flooding in the area is a priority to avoid flood defences in Greenacres drive being overwhelmed.</p>	<p><b>Comments noted and support welcomed</b></p> <p>We are working closely with Hampshire County Council regarding infrastructure provision such as education as well as the NHS for healthcare provision. As well as this we are also working closely with the Environment Agency in regards to flooding.</p> <p><b>Recommended response: no change</b></p>
	<p>This site has been subject to a number of planning applications over the past 5 years, with the site itself lending itself to housing development within Otterbourne. Previous proposals for in excess of 90 houses was not appropriate but the new proposal for a reduced number of 55 houses makes eminent sense.</p> <p>There is easy access to the site from Main Road &amp; the proposed houses will balance out the housing along Main Road.</p> <p>The Developer is also now proposing to pass part of the site to Otterbourne Parish Council as "Open Space".</p> <p>As a resident of Otterbourne we have to accept we need to play our part with regards to new housing, the size of this development is appropriate. It also has the support of the Parish Council as the "Preferred Site" having undertaken considerable research of the alternative sites put forward &amp; also seeking comment / support from local residents.</p>	<p><b>Comments noted and support welcomed</b></p> <p><b>Recommended response: no change</b></p>

<p>ANON-KSAR-N85V-2</p>	<p>To avoid confusion... I have seen documentation referring to the land east of Main Road that cites SHELAA site AT03 which is not listed in this survey whereas this AT01 is and it refers to the land east of Main road and adjacent to The Forge - it is that land that I support for development.</p> <p>Appreciating that additional homes are needed, we must evaluate the most appropriate location taking a wide and holistic outlook. The development locations cannot be looked at in isolation - the impact on village life will be significantly affected not only during construction but also afterwards as the village community grows with attendant increased demand for roads, schools and other services.</p> <p>The land proposed east of Main Road next to The Forge has the advantage of being closer to the main road and hence access will be significantly easier (hopefully the road capacity &amp; quality will be reviewed as part of the process.... the mini-roundabout at Coles Mead is already quite dangerous let alone with additional traffic). It is also on the other side of Main Road which would be a better balance for homes in the village as that side is not particularly developed at present.</p> <p>Regards</p>	<p><b>Comments noted</b></p> <p>Unsure as to where the references 'AT' have come from. Otterbourne is referenced by 'OT' then the number of the site. In this case the SHELAA is where the site reference has come from and when a site is chosen for allocation in the Local Plan, they are given a new reference i.e. in this case OT03 is the SHELAA site reference and that site was chosen for allocation in the LP and is now referred to as OT01.</p> <p><b>Recommended response:</b></p>
<p>BHLF-KSAR-N86X-5</p>	<p>Intermediate Rural Settlements: Otterbourne (Policy OT01 - Land east of Main Road)_ Gladman welcome and support the proposed allocation of the Land east of Main Road for the delivery of 55 residential dwellings and associated open space at Policy OT01 (also referred to as OT1 within the Regulation 18 Local Plan document). The site was previously assessed in the 2020 SHELAA under reference OT03 identifying a capacity of 106 dwellings over 6.4 hectares, alongside being available and capable of delivery in 5 years. A number of constraints including protected trees and Countryside Policy MTR44 were identified, however two previous planning applications on the site have shown that these policy considerations and designations can be included and enhanced within a deliverable and viable scheme. Gladman note the role that Otterbourne Parish Council have had in the selection of potential site allocations within their boundary.</p>	<p><b>Comments noted and support welcomed</b></p> <p>In the Local Plan paragraphs 9.21 and 9.22 it states that the strategic allocations, along with new allocated sites and some windfall provision, will continue to be built out into the second half of the Plan period, but it is necessary to phase the greenfield allocations towards the latter parts of the Plan period so as to maintain a reasonable level of provision in these</p>

	<p>Gladman have worked proactively with the Parish Council over recent months to demonstrate that site OT03 could be brought forward in a manner which allows housing needs in the village to be met while also respecting the Parish Council's wishes to retain the eastern parcel of land within the site boundary as open space for the benefit of the community. Gladman fully support the resulting potential allocation of the land and look forward to further positive engagement with the Parish Council as the site is brought forward. Gladman highlight that the site is also available and achievable with a realistic prospect that the site could be delivered within five years from adoption of the Local Plan. However, the current policy wording sets a phasing restriction whereby permission for housing development will not be granted before 2030. As highlighted in response to Strategic Policy H2, Gladman do not consider that the current phasing strategy is effective or justified in line with Paragraph 35 of the NPPF and an alternative mechanism should be utilised to support the delivery of PDL that does not seek to restrict available and deliverable greenfield sites that have been deemed suitable for residential development and allocation. Gladman would also request that the policy wording is amended to make explicit that any requirement for net biodiversity gain, either through policy NE1 or future legislative changes, can be provided within the area offset for open space. This reflects the discussions which we have held with the Parish Council. Greenfield sites which can contribute immediately to the identified housing needs of an area should be supported and in turn this will support the Council in bringing forward PDL which is often subject to unexpected delays in delivery. Appendix 1 of this submission provides further detail on the proposals for Land east of Main Road, Otterbourne and the commitment to deliver the site for residential development.</p> <p>Vision document on SP</p>	<p>phases and prevent all housing provision from being built out in the early years of the Local Plan.</p> <p>Permission will not be granted for the development of sites in advance of this phasing unless the Council is having difficulty in demonstrating an adequate 5-year housing land supply, which is not expected to be the situation, or the site would meet a particular local priority for housing. Brownfield sites, which often have a long lead in time in terms of delivery have been specifically phased towards the earlier parts of the Plan period, as are sites meeting specialist needs such as older persons' or student housing.</p> <p><b>Recommended response: no change</b></p>
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<b>Comments which neither support nor object to OT01 - land east of Main Road</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKTV-M Compton and Shawford Parish Council	There must be a very detailed traffic impact assessment as this is already a busy road leading to the motorway junction in one direction and to the Poles Lane roundabout in the other.	<p><b>Comments noted</b></p> <p>We have commissioned Systra to complete a transport assessment which will model transport as it is at the moment and then will also model transport when allocations and developed and what impact this has on traffic etc. We will be looking at this closely when we have the modelling back to see if there are any major problems with the allocation locations and impact on transport. We are also working with Hampshire County Council in terms of infrastructure to support these allocations.</p> <p><b>Recommended response: no change</b></p>
BHLF-KSAR-N8Z7-8 South Downs National Park Authority	(3) The Delivery of New Homes The SDNPA is in the process of starting its Local Plan Review (LPR). An evidence study of development need has been commissioned. In addition, a call-for-sites for development, biodiversity net gain (BNG), nutrient offsetting and renewables was carried out in Summer 2022. Reference is made in the Draft Winchester District Local Plan to the delivery of 500 homes within the SDNP area of Winchester District between 2019 and 2039. This is a provisional figure that will need to be	<p><b>Comments noted</b></p> <p>These comments cover a broad range of topics and sections of the Local Plan. In this response, we will only be responding to the part which the comment is concerned with site</p>



	<p>subject to much further evidence. We will continue to work proactively with WCC towards achieving a robust joint position, which does not preempt or prejudice the South Downs LPR.</p> <p>Furthermore, we are mindful that Michael Gove (Secretary of State for Levelling Up, Housing &amp; Communities [LUHC]) recently provided a statement on the planning system in the House of Commons on 06 December 2022. The Statement referred to an upcoming National Planning Policy Framework (NPPF) prospectus in which housing numbers should “be an advisory starting point, a guide that is not mandatory”. Indeed, Mr Gove explained that it will be up to Local Authorities – by working with their communities – to determine how many homes can actually be built and that this will need to take into account what should be protected; i.e., Green Belt, National Parks (emphasis added), the character of the area, or heritage assets etc. The Statement also alluded to alterations to the need to demonstrate a rolling 5-year land supply depending on the stage of plan preparation and adoption.</p> <p>The SDNPA acknowledge the findings of the latest Winchester GTAA (2022) which concludes there is no unmet need for gypsy and traveller households in the Winchester Area of the SDNP, and a need for 8 Travelling Showpeople households in the Winchester Area of the SDNP. We would recommend that Tables H3 and H4 are updated to make it clear that the need and delivery for traveller pitches and plots shown are in relation to the parts of Winchester District outside of the SDNP only.</p> <p>Moving forward, we will look to work positively with WCC towards achieving a robust joint position on housing figures (along with other cross boundary issues) through a new Statement of Common Ground (SoCG). The above will need to take into account any potential forthcoming amendments to the NPPF, and the recent announcement regarding advisory, rather than mandatory, housing figures.</p> <p>In terms of the proposed allocations, the following allocations will need to be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed development sites and/or neighbourhood plan</p>	<p>OT01 and other comments will be responded to in the relevant topic.</p> <p>It is important to note that the Local Plan is intended to be read as a whole</p> <p>We see no need to refer to the policy in the site allocations, it is intended that all our sites will adhere to all the policies listed but we cannot list all the policies in all the site allocations.</p> <p><b>Recommended response: no change</b></p>
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	(NP) designated areas will be within the setting of the SDNP. As such, any development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP. The above relates to the following: Policies BW3 (Tollgate Sawmill), CC2 (Colden Common Farm), CC3 (Land at Main Road), D1 (Denmead NP Designated Area), KW2 (Land adjoining the Cart & Horses PH), NA3 (New Alresford NP Designated Area), OT01 (Land east of Main Road), W5 (Bushfield Camp), W6 (Winnall), W10 (Former Riverside Leisure Centre), WK1 (Winchester Road and Mill Lane), and WK2 (The Glebe).	
BHLF- KSAR- N8BQ-A Historic England <a href="#">Link here</a>	<p>Para 14.122 We suggest referring to significance when considering impact of development on the setting of the assets mentioned, and revised wording for consideration.</p> <p>Full doc in SP for mark ups - There are no hHeritage assets within the site but directly opposite the site is the Grade II Listed Parsonage, Meadow Cottage to the South, Milestone and Otterbourne House to the South. In order to ensure that the proposals do not adversely impact on these assets the scale of development must take them into account. The design and scale of development should seek to avoid and minimise harm to the setting of these assets, taking into account the contribution to their significance made by their setting.</p>	<p><b>Comments noted</b></p> <p>The Local Plan should be read as a whole and the Historic Environment covers the significance of heritage assets within its policies and will be taken into account during the detailed design process.</p> <p><b>Recommended response: no change</b></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 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</p>	<p><b>Comments noted</b></p> <p>Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more</p>

<p>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. 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. 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 additional population without significant developer investment into primary care infrastructure. 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. Winchester City Council – Local Plan Policies</p> <p>Due to the additional healthcare activities that will derive from the Local Plan we believe that there should be references to healthcare in policy</p>	<p>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: no change</b></p>
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	<p>SW1 and WC1 to inform potential developers of the requirement for these impacts to be mitigated.</p> <p>GP Surgeries  Otterbourne Twyford Surgery  The Fryern Surgery  NHS Hampshire and Isle of Wight ICB - Primary Care Response  The GP surgeries that serve these potential sites are currently over subscribed by 7,526 patients of October 2022. The additional dwellings from the local plan will add a further 190 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 15m2 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 OT1 to inform potential developers of the requirement for these impacts to be mitigated.</p>	
<p>BHLF-  KSAR-  N86T-1  Hampshire  County  Council  (Transport)</p>	<p>Policy OT01 Land east of Main Road  The site is accessed off a road with a 30mph speed limit and previous speed surveys have shown speeds in the location to be greater than the posted speed limit and there are options for the point of connection from the site to the existing road including modifying the existing mini-roundabout or upgrading it to a compact or standard roundabout. The County Council believe that a four arm mini roundabout is unlikely to be appropriate in this location due to existing vehicle flows on Main Road being significantly higher than would be acceptable. This would therefore require a standard roundabout, but still requires more detailed engineering assessment. In addition, the Kiln Lane/Main Road roundabout is already operating over capacity. Therefore works would be required here also. Again this will require full assessment/modelling to confirm if this is achievable. The site would also need to be LTN1-20 compliant. There is also a need to ensure suitable access to public transport/bus stop and provision is suitable.</p>	<p><b>Comments noted</b></p> <p>We have commissioned Systra to complete and transport assessment which will model transport as it is at the moment and then will also model transport when allocations and developed and what impact this has on traffic etc. We will be looking at this closely when we have the modelling back to see if there are any major problems with the allocation locations and impact on transport. We are also working with Hampshire County Council in terms of</p>

		<p>infrastructure to support these allocations.</p> <p><b>Recommended response: no change</b></p>
<p>BHLF- KSAR- N86M-T Hampshire County Council (Schools)</p>	<p>Land off Main Road (Otterbourne) 55 dwellings is likely to generate up to 17 additional primary age pupils and 12 at secondary age. The site is served by Otterbourne CE Primary School and a shared catchment for Thornden School and Crestwood School at Secondary. It is likely that these could be accommodated within the existing primary and secondary provision.</p>	<p><b>Comments noted and support welcomed</b></p> <p><b>Recommended response: no change</b></p>

<b>Comments which object to OT01 - land east of Main Road</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
<p>ANON- KSAR- NKWM-E</p>	<p>Main Road Otterbourne is popular shortcut especially at peak times.</p> <p>It often becomes gridlocked when the M3 motorways is conected.</p> <p>The mini roundabout servicing Coles Mead is so insignificant that the traffic travelling both North and South along Main Road Otterbourne, often fails to slow down.</p> <p>This results in frequent near misses, the North / South bound traffic fails to reduce speed when approaching the mini roundabout, when local traffic</p>	<p><b>Comments noted</b></p> <p>We have commissioned Systra to complete and transport assessment which will model transport as it is at the moment and then will also model transport when allocations and developed and what impact this has on traffic etc. We will be looking at this closely when we have the</p>

<p>is turning into Coles Mead. Adding an extra junction to the mini roundabout is a ridiculous proposal,</p> <p>In addition, the existing mains services infrastructure (Water / Gas / Electricity / Drainage) were never designed to accept the level of housing proposed.</p> <p>Modern houses have much higher (instantaneous) gas and water demand:  Water: All Mains Fed, No hot or cold-water storage available.  Gas: Combination boilers produce instantaneous hot water which in turn requiring 3 - 4 times more gas than a conventional boiler.</p> <p>Green energy is a key topic.  Manufacturers are being encouraged to manufacture electric / hybrid cars in lieu of petrol / diesel engine cars.  Similarly, gas / oil heating boilers are being phased out, only to be replaced with "heat pumps"  Both of these changes will have a MASSIVE impact upon the electrical demand.</p> <p>As usual, developers will BE ALLOWED to tag more demand on existing main supplies, this will quite quickly result in the mains services being unable to cope.</p> <p>Does the proposed development include new schools-NO  Does the proposed development include road IMPROVEMENTS to cater for the additional local demand - NO</p> <p>Do the local council gain - YES lots of extra council tax for no outlay.</p> <p>Please do not build any more houses in our village.</p>	<p>modelling back to see if there are any major problems with the allocation locations and impact on transport. We are also working with Hampshire County Council in terms of infrastructure to support these allocations.</p> <p>If you read our policy CN3 you will know that we are having no fossil fuelled new homes. All houses will have an ASHP (Air Source Heat Pump). Solar panels and be built with the most sustainable and energy efficient material to demand the LETI energy standard of less than 15kWh/m2/yr.</p> <p>There is no provision for an additional school due to the following evidence from the education authority, Hampshire County Council: <i>Land off Main Road (Otterbourne)</i>  <i>55 dwellings is likely to generate up to 17 additional primary age pupils and 12 at secondary age. The site is served by Otterbourne CE Primary School and a shared catchment for Thornden School and Crestwood School at Secondary. It is likely that these could be accommodated within</i></p>
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		<p><i>the existing primary and secondary provision.</i></p> <p><b>Recommended response: no change</b></p>
<p>ANON-KSAR-NKX7-S</p>	<p>Dear Sir,</p> <p>I am writing on behalf of the Governing Body of Otterbourne Church of England Primary School, Otterbourne.</p> <p>We have read through the Regulation 18 Consultation document and have noted the housing allocations included within the plan for the Otterbourne area. These would fall centrally within the catchment area of our primary school.</p> <p>Within the Policy OT01 Other infrastructure section, there is reference to "x. identify and contribute to infrastructure needed to make the development acceptable in planning terms". Our school is currently oversubscribed and would clearly need to expand should planning be granted for a site of this size. The policy is specifically aimed at increasing the number of family homes within Otterbourne and therefore this would mean an additional influx of children of school age to the village. There is no additional capacity or space at the school as things stand.</p> <p>A recent planning application had falsely claimed that there was space at the school and no issues with the addition of housing stock to the village or impact to the school. This is completely incorrect and we had to feed this back during the planning consultation. Additional houses within our catchment would require additional facilities and classrooms to be built, simply to enable the school to accept the in catchment children. This is not something that the school can afford to do. We are open to the</p>	<p><b>Comments noted</b></p> <p>There is no provision for an additional school due to the following evidence from the education authority, Hampshire County Council: <i>Land off Main Road (Otterbourne) 55 dwellings is likely to generate up to 17 additional primary age pupils and 12 at secondary age. The site is served by Otterbourne CE Primary School and a shared catchment for Thornden School and Crestwood School at Secondary. It is likely that these could be accommodated within the existing primary and secondary provision.</i></p> <p><b>Recommended response: no change</b></p>

	<p>increase in housing as per the policy but as a Governing body we would request that any developer is required by this policy to contribute specifically to the capital cost for the school to enable expansion and not disadvantage other child residents of the village who would clearly be affected .</p> <p>We would therefore request that this section of policy be amended to specifically include reference to "x. contribute to the expansion of Otterbourne C of E Junior School and other infrastructure needed to make the development acceptable in planning terms."</p> <p>Similar wording is used in other sections of the policy for other schools and therefore we would request that we are afforded the same treatment. (for reference examples - Policy NA2 which includes reference to Sun Hill Infants and Junior School).</p> <p>Yours,</p> <p>Dr Paul Webb School Governor Otterbourne C of E Primary School</p>	
ANON-KSAR-NK6F-6	<p>In principle, the idea of building alongside Main Road seems mostly acceptable to me. But I have some strong concerns. Our property backs onto one of the proposed fields and would mean that we could see housing built up to the border of our smaller plot. Also, the small strip of path listed in the plan runs alongside our house and if used would see vehicles or foot traffic walking past our windows (something I am not keen on with small children for security and privacy, especially with recent events in the village with kids on route to school, etc...). Also, not sure how that pathway can be used for anything as the trees along it have a TPO and the route is a driveway for Hecton Farmhouse and Hecton Cottage, so would be a risk for any foot-traffic (cannot see how this would</p>	<p><b>Comments noted</b></p> <p>As part of the design process, overlooking and proximity to gardens will be taken into consideration.</p> <p>Opportunities will be given for you to engage with the develop and we encourage you to have your say at the planning application stage.</p>



	<p>work). The woodland copse running alongside the Main Road, however, is unused land and maybe is a better area to expand upon rather than the Southern Field with the substation. Another option could be to gift some land to the residents impacted to form a buffer of land between any building works and/or removal of the substation to an underground installation. If a buffer existed and the substation was removed, and the foot traffic concern was addressed then we would be happier.</p>	<p>In the policy, it states the site will:</p> <ol style="list-style-type: none"> <li>i. Provide about 7 acres of formal and informal open space including a local equipped area for play;</li> <li>ii. Provide new structural landscaping to the boundaries of the site;</li> <li>iii. Identify and protect the existing key landscape features and TPO'd trees on the site;</li> <li>iv. Special regard must be had to conserving the setting of The Parsonage, Otterbourne House and Meadow Cottage.</li> </ol> <p><b>Recommended response: no change</b></p>
<p>ANON- KSAR- NKPE-Y</p>	<p>The land parcel is a very constrained one, that will make it hard to deliver.</p> <p>The formation of a vehicular access will see significant disruption caused to the existing highway network, and the removal of a considerable number of trees, and an ecologically important hedgerow.</p> <p>The site will interfere with a public right of way.</p> <p>The development will conflict with a Roman Road, thereby requiring significant archaeological investigation and delay.</p>	<p><b>Comments noted</b></p> <p>Access points for the site will be looked at in further detail at the planning application stages. We would encourage local residents to have their say and get involved in the planning application.</p> <p>A detailed Sustainability Transport Assessment is being undertaken by</p>

	<p>The site is an ecologically sensitive one, and the development will harm numerous protected species.</p> <p>The levels of the site will also lead to increased build-costs.</p> <p>There are many other - far better - sites within the immediate locale, which have none of these serious failings.</p>	<p>Hampshire County Council to determine the level of traffic generated by all sites selected in the Local Plan and whether any mitigation is required.</p> <p>We held discussions with Otterbourne Parish Council to look at all the SHELAA sites put forward for development and OT01 was the site put forward by the Parish Council.</p> <p>In regards to the Roman Road, after discussions with our heritage team, this has not been confirmed as such and this can be dealt with via conditions during the planning application stages and isn't something that would stop the development of the site.</p> <p>In the policy, it states the site will:</p> <ul style="list-style-type: none"> <li>v. Provide about 7 acres of formal and informal open space including a local equipped area for play;</li> <li>vi. Provide new structural landscaping to the boundaries of the site;</li> <li>vii. Identify and protect the existing key landscape features and TPO'd trees on the site;</li> </ul>
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		<p>viii. Special regard must be had to conserving the setting of The Parsonage, Otterbourne House and Meadow Cottage.</p> <p><b>Recommended response: no change</b></p>
<p>ANON-KSAR-NKD3-1</p>	<p>This site has twice been rejected by the Community and The Government Inspector of Planning.</p> <p>In the recent survey of the Community for this SHELAA local plan, this site was again proved to be very unpopular - 23 voted for and 112 against.</p> <p>Despite local opinion, following talks with Gladman Developments (acquired by Barratt Homes this year), Otterbourne Parish Council have adopted this site and put it forward to Winchester City Council as the preferred option. Site OT03 has been subdivided in consultation with Gladman leaving lack of clarity regarding detailed development and access intentions.</p> <p>Access along the existing small track from Main Road to the South of the site, has previously been argued as unsafe. As part of earlier denied planning applications any public access - vehicular, pedestrian or by cycle - should therefore be excluded from any plan for this site. Safer access points should be selected.</p> <p>Smaller developments (like the 'Old Deeds' site) spread the impact and provide work for local builders. Other, more popular sites from the SHELAA document are available that would not affect traffic volumes so heavily through the middle of the village.</p>	<p><b>Comments noted</b></p> <p>We held discussions with Otterbourne Parish Council to look at all the SHELAA sites put forward for development and OT01 was the site put forward by the Parish Council.</p> <p>Access points for the site will be looked at in further detail at the planning application stages. We would encourage local residents to have their say and get involved in the planning application. As this is not something the Local Plan can determine at this point in time.</p> <p>A detailed Sustainability Transport Assessment is being undertaken by Hampshire County Council to determine the level of traffic generated by all sites selected in the</p>

		<p>Local Plan and whether any mitigation is required.</p> <p><b>Recommended response: no change</b></p>
<p>ANON-KSAR-NK2C-Y Southern Water <a href="#">Link here</a></p>	<p>This site is within Southern Water's statutory water and 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 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 site lies within groundwater Source</p>	<p><b>Comments on wastewater connections and the protection of groundwater are noted.</b></p> <p>It is recommended that revised wording along the lines proposed by this respondent be adopted.</p> <p><b>Recommended response:</b> Amend Policy OT01 criteria. as follows:</p> <ul style="list-style-type: none"> <li>• <del>Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del></li> <li>• <b><i>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</i></b></li> </ul>

	<p>Protection Zone (SPZ) 1. Developers will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.</p> <p>In addition to the above, and as mentioned earlier in our response, Southern Water is progressing a major infrastructure project to secure a resilient water supply for its Hampshire supply area. This project, which includes a substantial water supply pipeline between Havant and Otterbourne, will interact with a number of the site allocations in the draft Local Plan.</p> <p>This site is one of three of the Local Plan’s allocations which are located within the preferred corridor that was identified as part of Southern Water’s Summer 2022 consultation on the project. This particular site intersects with the end point of corridor section Z. Southern Water is seeking to engage with both affected landowners and Winchester City Council to ensure that the emerging proposals for the project can be coordinated with any new housing development coming forward on those sites. From an initial review of the site allocations, it would appear that the project could be compatible with those site allocations, but continued coordination from all parties is needed in the interests of sound infrastructure planning. Southern Water look forward to the support from the Council in this respect.</p> <p>Accordingly, we propose the following amendments to Policy OT1:</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>Additional criteria will also be included:</p> <ul style="list-style-type: none"> <li>• <b>Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes</b></li> </ul> <p><b>Recommended response: changes to criteria are outlined above</b></p>
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	<p>'Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p> <p>Ensure that the groundwater Source Protection Zone is protected</p> <p>Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development'</p>	
ANON-KSAR-N8XJ-S	<p>I have some concerns. Our property backs onto one of the proposed fields and would mean that we could see housing built up to the border of our smaller plot. Also, the small strip of path listed in the plan runs alongside our house and if used would see vehicles or foot traffic walking past our windows (something I am not keen on with small children for security and privacy, especially with recent events in the village with kids on route to school, etc...). Also, not sure how that pathway can be used for anything as the trees along it have a TPO and the route is a driveway for Hecton Farmhouse and Hecton Cottage, so would be a risk for any foot-traffic (cannot see how this would work). The woodland copse running alongside the Main Road, however, is unused land and maybe is a better area to expand upon rather than the Southern Field with the substation. Another option could be to convert the field with the substation into a wooded area and/or removal of the substation for an underground installation. If a buffer existed and the substation was removed, and the foot traffic concern was addressed then we would be happier.</p> <p>Another option would be to consider the land next to Cranbourne Drive as an alternative development area given existing proximity to motorway and facilities. Maybe even split development across both sites?</p>	<p><b>Comments noted</b></p> <p>The impact is not considered significant in planning terms. A detailed Sustainable Transport Assessment will be carried out for all allocated sites and will provide a detailed plan of any mitigation needed for areas of highly congested traffic, but only if it shows that a site is causing this.</p> <p>We cannot at this stage know what the site masterplan will be. It is proposed for 55 dwellings with a considerable area of green open space.</p> <p><b>Recommended response: no change</b></p>
BHLF-KSAR-N8BT-D	<p>OBJECT</p> <p>We object to the allocation of SHELAA ref.OT03 as currently drafted in policy OT01 for the reason that it attaches a disproportionate burden of</p>	<p><b>Comments noted</b></p>

	<p>delivery on a single site, and runs contrary to the views of the Parish Council.</p> <p>The planning history for this site (and the latest SHELAA) evidences that this site is capable of delivering a higher number of homes than the draft policy makes provision for and hence it is inevitable that this remains an objective of the landowner/promoter of SHELAA ref.OT03 in the longer term. If land at OT03 is brought forward through draft policy OT01, there will be added pressure for the remaining land to come forward in the future.</p>	<p>The proposal is for 55 dwellings on this site with an area of green open space.</p> <p><b>Recommended response: no change</b></p>
<p>BHLF- KSAR- N8BE-X</p> <p>Environment Agency <a href="#">Link here</a></p>	<p>See SP for colours Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located outside of FZ 2&amp;3 Orange text: Action to be taken Red text: Concern over deliverability without further work/information</p> <p>39. Otterbourne 77 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"> <li>• SPZ</li> <li>• FZ2 &amp; 3</li> <li>• Secondary A</li> <li>• Nearby abstraction</li> </ul> <p>Flood Risk 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. The LPA have not demonstrated that this site allocation provides wider sustainability benefits to the community that outweigh flood risk.</p>	<p><b>Comments noted</b></p> <p>This site is put forward for 55 dwellings, not 77.</p> <p>A level 2 SFRA will be carried out on all Local Plan allocations by AECOM.</p> <p><b>Recommended response: no change</b></p>

	<p>We would like to see the requirement included for a site-specific Flood Risk Assessment which demonstrates 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>Water Quality The protection of the groundwater will need to be considered as part of this site - specific policy.</p>	
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	Recommendations	Officer response
Comments from SA	None	
Comments from HRA	None	

### OT01 Land east of Main Road

Land at Main Road Otterbourne, as shown on the Policies Map, is allocated for the about 55 dwellings and 2.8 hectares of open space. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Nature & Phasing of Development

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Access
- ii. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3;
- iii. Provide a new and improved footpath and cycleway links within the site with connections to the existing public rights of way network;

#### Environmental

- iv. Provide about ~~7 acres~~ **2.8 hectares** of formal and informal open space including a local equipped area for play **on the eastern part of the site**;



- v. Provide new structural landscaping to the boundaries of the site;
- vi. Identify and protect the existing key landscape features and TPO'd trees on the site;
- vii. Special regard must be had to conserving the setting of The Parsonage, Otterbourne House and Meadow Cottage;

**viii. Add new criteria**

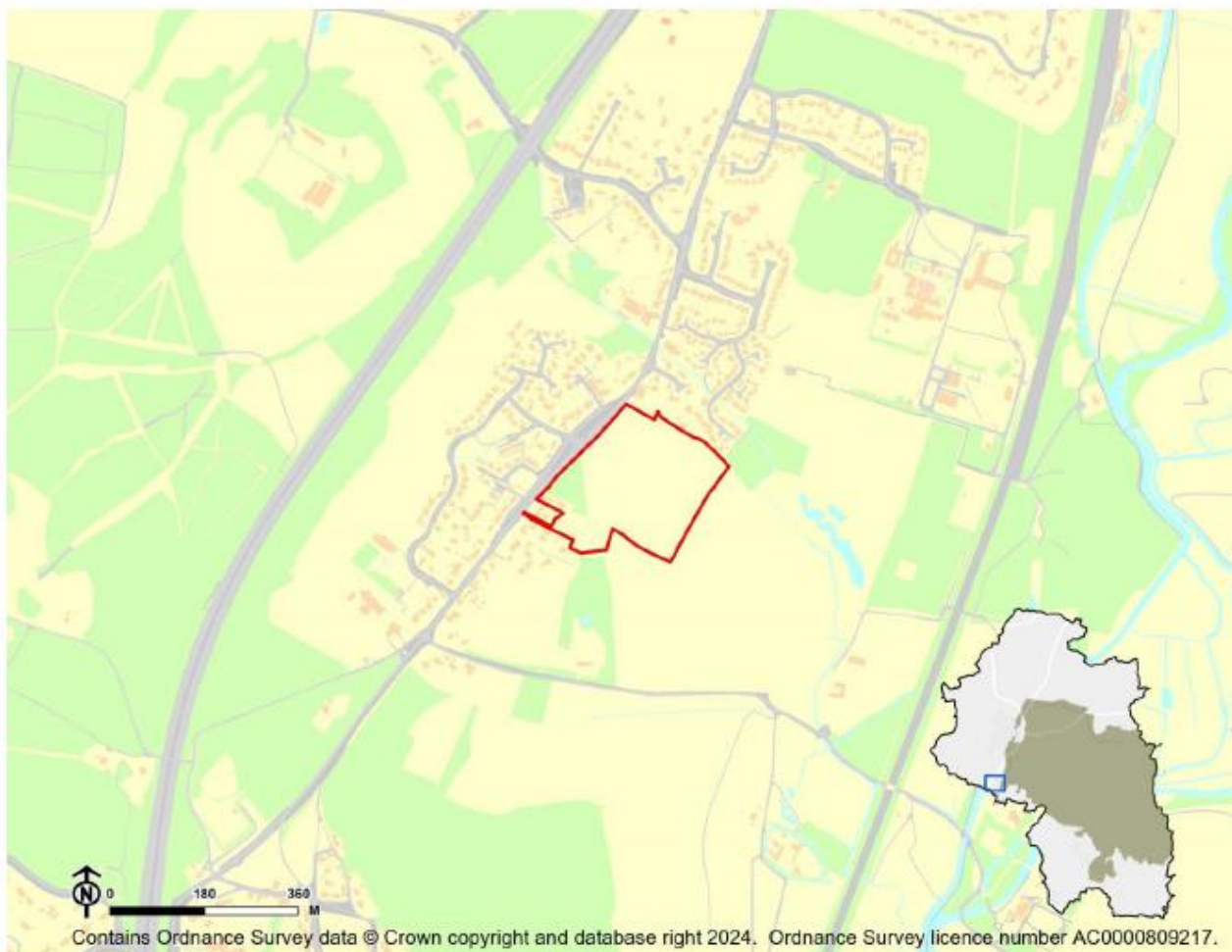
**A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development.**

Other Infrastructure

- ix. Open space to serve the development in accordance with policy NE3.
- ~~x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.~~
- ix. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;**
- x. Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes,**
- xi. Identify and contribute to infrastructure needed to make the development acceptable in planning term

# OT03: Land off Main Road, Otterbourne

Proposed use: Residential use



IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Negligible uncertain (0?)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Significant negative (--)
IIA13: water resources	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**

**Minor negative (-)**

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

Justification: The site is not within 1,200m of an NHS GP surgery. It is within 400m of a primary school. It is within 1,000-2,000m of a secondary school. It is not within 1,200m of a town centre. It is not within 800m of a district or local centre. It is not within 2,000m of a railway station. It is within 300m of a bus stop. It is within 300m of open space, open country or registered common land. The site contains no open space, open county or registered common land. The majority of it is within an area where average commuting distance is in 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**

**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**

**Minor positive (+)**

Score by criteria: 4a: Negligible (0); 4b: Minor negative (-); 4c: Negligible (0); 4d: Negligible (0); 4e: Major negative (--); 4f: Major positive (++); 4g: Major positive (++)

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are above 50 dB or the noise levels as recorded for the 16-hour period between 0700 – 2300 are above 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater

treatment works or within 250m of a waste management facility. The site is not within 1,200m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. The site contains no open space, open country or registered common land. It is within 200m of a public right of way or cycle path.

**Overall effect:**

**Overall effect:**

**Overall effect:**

**IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible**

**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**

**Negligible uncertain (0?)**

Justification: The site is not in existing employment use.

**Overall effect:**

**Overall effect:**

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

**Significant negative (--)**

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

**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.**

**Negligible uncertain (0?)**

Justification: The site is rated 'green' for risk of effects on heritage assets.

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

**Significant negative (--)**

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

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. A significant proportion of the site ( $\geq 25\%$ ) is within a Mineral Safeguarding Area.

**IIA objective 13: To protect the quality and quantity of the District's water resource**

**Significant negative (--)**

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

**IIA objective 14: To manage and reduce flood risk from all sources**

**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.