

COLDEN COMMON COMMUNITY ENGAGEMENT GROUP COMMONVIEW

WINCHESTER DISTRICT LOCAL PLAN PART 2: A DEVELOPMENT STRATEGY FOR COLDEN COMMON

Background

The Winchester District Local Plan Part 1: Joint Core Strategy was adopted in March 2013, Under Policy MTRA2, provision is made for about 250 new homes in the settlement of Colden Common. The identification of appropriate sites in and around the village to accommodate this number is being undertaken by Winchester City Council as part of the preparation of the Local Plan Part 2 (LPP2): Development Management and Site Allocations. Central to this process is active and positive engagement with the local community.

On Tuesday 10th September 2013 Commonview held a workshop meeting with Strategic Planning, Transport, Landscape and Open Space officers from Winchester City Council. The purpose of the workshop was three-fold –

- To pull together evidence and findings of research undertaken by local communities and the city council.
- To determine the development strategy for Colden Common, including the identification of sites to be considered/allocated for development LPP2.
- To determine the site(s) and development strategy/options to be presented for public and stakeholder consultation later in 2013.

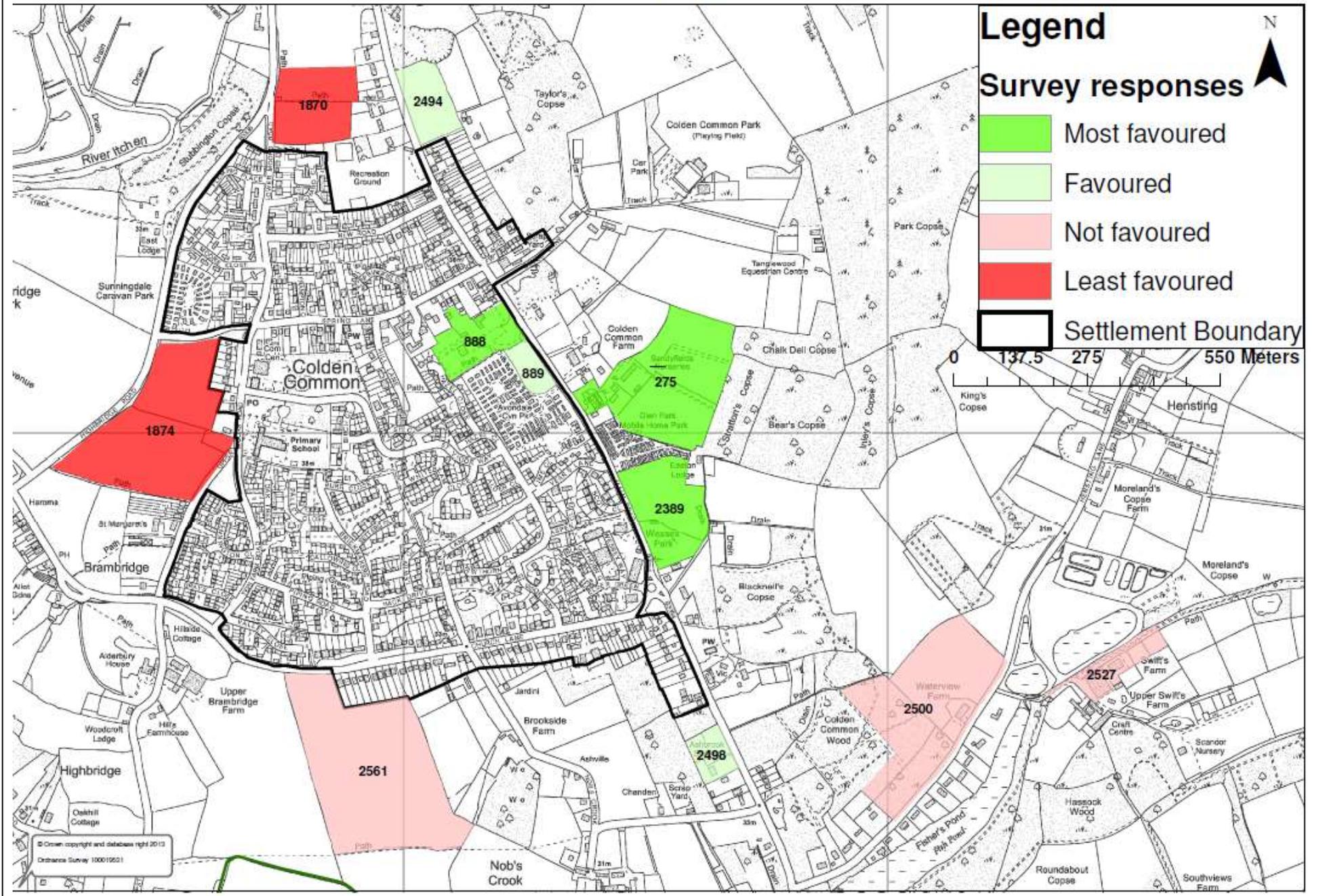
The Engagement Team presented information from the Community Engagement Event on 21st July 2013 and Winchester City Council officers shared the results of their technical assessments on proposed sites.

Community Engagement Event

A number of potential development sites in and around Colden Common had been identified in the council's Strategic Housing Land Availability Assessment (SHLAA). Participants at the event were presented with a number of statements about the impact of 11 of these sites on environment of the village. Details of the response and other information is available to download on the Commonview Website under latest news [Click here](#)

Analysis of the responses produced a ranking of the 11 SHLAA sites from the most to least favoured by residents and these are illustrated on the map below. Favoured is a term being used throughout this report which based on a combined score from all questions. The existing settlement boundary is also shown.

Colden Common site survey responses- September 2013



Winchester City Council Technical Assessments

Council officers shared data on the technical assessments they had undertaken. These included landscape impact, open space provision, and the sites' accessibility, both in terms of their proximity to existing services (schools, shops, community facilities, public transport) and access to the highway network.

Because there is not enough suitable and available land within the settlement to accommodate the amount new housing required by Part 1 of the Local Plan, most of the new allocations will need to be in the form of greenfield extensions to the existing urban area, with a resultant adjustment to the settlement boundary. During the workshop discussion, some limiting factors came to light on some of the more favoured sites, specifically sites **2389** (adjacent to Glenpark) and **2498** (Ashbrook Stables). Site 2389 is designated as a Site of Interest for Nature Conservation and as such would not be considered for development. Unlike other favoured sites, Ashbrook Stables does not immediately adjoin the existing settlement boundary of Colden Common and, if allocated, would extend the boundary to within a very short distance of the hamlet of Fishers Pond. To be considered as an appropriate urban extension, any site must first adjoin the existing settlement boundary. For these reasons, therefore, these two sites, although broadly supported by residents, were unlikely to be supported by the City Council as preferred sites in LPP2.

Sites **275, 888, 889** and **2494** not only emerged from discussions as having no overriding technical or policy constraints to prevent their development, but were also the most favoured or favoured sites from the community survey. Subsequent to the survey, the owner of a small SHLAA site (ref. **2495**) adjacent to the Sandyfields Nursery site (275) has made it known that the site is available for development in conjunction with site 275. This would also assist in providing a suitable access from Main Road.

Appendix 1 to this report summarises the reasons for the selection of these sites. For comparison and completeness, it also summarises the reasons why the other SHLAA sites under consideration were discounted at this stage

A Development Strategy for Colden Common

Taking account of the results of the residents' survey and the technical assessment of the potential sites, a development strategy for the village centred on the B3354 (Main Road) began to present itself. A plan to fulfill the housing target of LPP1 must be based on a robust evidence base in order to be found sound and deliverable when LPP2 is subject to public examination. A strong strategy which demonstrates community support is necessary to protect other less favoured sites in the village.

Commonview therefore propose that the following sites be identified as the Colden Common Parish Council's preferred locations for new housing development, and that the Colden Common settlement boundary be amended to include these sites within it. Commonview would also recommend that the proposal be endorsed for submission to Winchester City Council.

Site Number	Location	Number of dwellings*
n/a	Sites with planning permission	30
275 / 2495	Sandyfields Nursery & adjoining site	125
888 / 889	Clayfield Park Homes & land adjacent to Avondale	55
2494	Land off Main Road	40
	Total	250

* The number of dwellings given for the preferred sites (excluding those with permission) is an informed estimate based on likely and achievable densities

This recommendation provides a strong and justifiable strategy for development east of the village. Its benefits include -

- Consistency with residents' stated preferences on the location of new housing.
- Broad adherence to the principles of the Village Design Statement.
- Development is contained along the B3354 (Main Road), and provides safe and direct access to it with good connection to public transport.
- Development is close to existing sport, recreation and play facilities provided at Boyes Lane and the Recreation Ground.
- Development is within walking distance of the school and other facilities to provide integration.
- Officers of Winchester City Council support the principle of the strategy and have not identified any overriding or technical or policy constraints to prevent its implementation.

Next Steps

Members of Commonview will be available in the Patrick Moore room in the Community Centre between 3pm and 9pm on Friday, 27th September to answer any questions or receive feedback.

The Parish Council will be asked to endorse the proposal to identify sites 275/2495, 888, 889 and 2494 as the preferred for new housing development and which should be included within the amended settlement boundary. The council will meet on Wednesday **2nd October 2013** in the Gloucester Hall at 7.30pm.

Commonview will be inviting written representations from the community until **Sunday 17th November 2013**. Residents should study the proposals carefully and respond accordingly on technical or policy planning grounds either via www.commonview.me.uk or the Parish Office.

Further consultations will be advertised via the Colden Common Information System. Respondents can sign up by clicking [HERE](#)

It is important to remember that owners/promoters of sites which have not been put forward at this stage will still have the opportunity to challenge the choices the local community has made. Clear support for proposals, therefore, is a very important part of this process and will demonstrate the community's commitment to the government's Localism agenda.

All representations will be noted, logged and passed to Winchester City Council for its consideration in preparing LPP2. The council propose to hold a formal public consultation exercise on the draft plan for the whole district in the spring 2014.

Ancillary information

Traffic / Highways

Technical assessments confirm that the B3354 (Main Road) has the capacity to accommodate the additional traffic movements generated by the proposed sites. All technical aspects relating to road safety, footpaths and other highway issues will be dealt with as part of any future planning application(s).

Youth Building

The Trustees of the Colden Common Youth Centre Charity is pursuing permission from the Local Education Authority to build a Youth Centre on land within the boundary of Colden Common Primary School. Therefore, no community building is required as part of this development strategy.

Colden Common Primary School

Hampshire County Council's Strategic Infrastructure Statement (February 2013) includes reference to the provision of an additional 60 places at Colden Common Primary School for 2015 "to cover the Brambridge area." The detail of this information is currently being clarified. The document can be viewed here - [HCC STRATEGIC INFRASTRUCTURE STATEMENT](#) (See page 127)

APPENDIX 1

Preferred Sites	Reasons for selection
<p>275 / 2495 - Sandyfields Nursery & adjoining site</p>	<ul style="list-style-type: none"> • Favoured site in residents' survey • Adjoins the existing settlement boundary • Can provide open space to LPP1 policy standard * • No problems foreseen for road access * • Moderately sensitive landscape impact not considered prohibitive to development * • Close to existing recreation and sporting facilities at Boyes Lane • Consistent with strategy for development to the east of the village • Development can be delivered in the required time frame
<p>888 / 889 - Clayfield Park Homes & land adjacent to Avondale</p>	<ul style="list-style-type: none"> • Favoured site in residents' survey • Within the settlement boundary • Can provide open space to LPP1 policy standard * • No problems foreseen for road access * • Least sensitive landscape impact * • Part previously-developed site • Close to existing recreation and sporting facilities at Boyes Lane • Consistent with strategy for development to the east of the village • Development can be delivered in the required time frame
<p>2494 - Land off Main Road</p>	<ul style="list-style-type: none"> • Favoured site in residents' survey • Adjoins the existing settlement boundary • Can provide open space to LPP1 policy standard * • No problems foreseen for road access * • Highly sensitive landscape impact but not considered prohibitive to development * • Close to existing recreation and sporting facilities at Boyes Lane • Consistent with strategy for development to the east of the village • Development can be delivered in the required time frame • The planning consultant has confirmed that removal of the restrictive covenant precluding the residential development has now been agreed.

*These technical assessments completed by Winchester City Council can be downloaded [HERE](#)

Discounted Sites	Summary of exclusion
Site 2389 – adjacent to Glen Park	<ul style="list-style-type: none"> • Designated Site of Importance for Nature Conservation (SINC) • <u>See more on SINC</u>
Site 2498 – Ashbrook stables	<ul style="list-style-type: none"> • Does not adjoin existing settlement boundary • May be appropriate for consideration as travellers' site • <u>See more on travellers accommodation assessment</u>
Site 1871 / 2561 – Church Lane	<ul style="list-style-type: none"> • Not favoured in residents' survey • Highly / Most sensitive landscape impact * • Not consistent with strategy for development to the east of the village
Site 2500 – Waterview Farm Hensting Lane	<ul style="list-style-type: none"> • Not favoured in residents' survey • Does not adjoin existing settlement boundary • Remote from village services and facilities • Most sensitive landscape impact * • Not consistent with strategy for development to the east of the village • Problems foreseen with road access *
Site 2527 – Swifts Farm Hensting Lane	<ul style="list-style-type: none"> • Not favoured in residents' survey • Does not adjoin existing settlement boundary • Remote from village services and facilities • Not consistent with strategy for development to the east of the village • Problems foreseen with road access *
Site 1874 – Upper Moors Road	<ul style="list-style-type: none"> • Least favoured site in residents' survey • Highly sensitive landscape impact * • Not consistent with strategy for development to the east of the village
Site 1870 – Lower Moors Road	<ul style="list-style-type: none"> • Least favoured site in residents' survey • Moderately sensitive landscape impact * • Not consistent with strategy for development to the east of the village

*These technical assessments completed by Winchester City Council can be downloaded [HERE](#)