

**N/18/0006**

**WINCHESTER**

WINCHESTER CITY COUNCIL

AGENT: WINCHESTER CITY  
COUNCIL

COMMUNITY LED PROPOSAL TO DEVELOP 200 NEW HOMES INCLUDING AFFORDABLE HOUSING, WITH ASSOCIATED ACCESS, LANDSCAPING, PARKING AND OPEN SPACE.

LAND NORTH OF RAVENSWOOD HOUSE HOSPITAL KNOWLE ROAD KNOWLE  
WINCHESTER

***Report By***

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***Introduction***

Homes England have submitted an outline planning application to Winchester City Council for development on land north of Ravenswood House Hospital Knowle (hereafter referred to as 'Ravenswood') . Winchester City Council have consulted Fareham Borough Council because of the proximity of the application to this Borough.

The proposed development would be immediately adjacent to the Welborne development.

***Site Description***

The site comprises three adjacent areas described as: Meon Water Meadows; Land North of Ravenswood House and the Knowle Triangle.

The northernmost parcel of land known as Meon Water Meadows is 27.25 hectares in size and encompasses open land on either side of the River Meon.

The parcel of land known as land North of Ravenswood House is 17.58 hectares in size and lies to the south-west of Dashwood and north of Ravenswood House Hospital. The land is generally of an open and undeveloped character.

The southernmost parcel of land is known as the Knowle Triangle and is 20.95 hectares in size. This parcel of land lies immediately to the south east of Knowle and currently consists of agricultural land.

A plan showing the relationship of the proposal to this Borough will be displayed at the Planning Committee meeting.

***Description of Proposal***

The application is an outline application for 200 dwellings, of which 40% would be affordable, with associated access, landscaping, parking and open space. The applicant is asking that access to the site is considered at this stage, with all other matters reserved. Access would be via the existing Knowle Road which joins the A32 adjacent to the Albany Business Centre.

The application has been submitted by Homes England, however the proposal is a community led proposal that is the result of Homes England's collaboration with Winchester City Council and Wickham Community Land Trust.

***Planning Considerations - Key Issues***

Fareham Borough Council is being consulted on these proposals in light of their physical proximity to this Borough. In the view of Officers, the key consideration for this Council, is what effect (both positive and negative) the proposals would have upon the development at

Welborne.

## Highways

Access to the site will be via the existing Knowle Road, which is proposed in the current Welborne planning application to be retained on its existing alignment.

As part of the Welborne planning application, Buckland Developments Ltd have assessed the impacts of their proposal upon the local and strategic highway networks, in extensive consultation with the Local Highway Authority and Highways England. Part of the highways works which will be needed to facilitate development at Welborne is the provision of an 'all moves' Junction 10 on the M27.

Officers understand that the highway authorities consider some development would be acceptable at Welborne before the construction of the all moves Junction 10. Officers would like assurances from the highway authorities that should the development at Ravenswood House Hospital be permitted, this would not reduce the quantum of development which could be constructed at Welborne before the Junction 10 works are required to be completed.

## Infrastructure delivery

The Welborne Plan requires the provision of extensive infrastructure provision at Welborne, to support the needs of future residents, workers and visitors. Infrastructure provided at Welborne will include many day-to-day facilities including education, health care and sports facilities, to name but a few. Many of the facilities which will be provided at Welborne do not currently exist within Knowle Village and are not proposed to be provided as part of the Ravenswood planning application. It is therefore reasonable to assume that many of the facilities provided within Welborne will also directly benefit the residents of the proposal for Ravenswood and improve the sustainability of that development. In the light of this, Officers believe it would be appropriate to seek a financial contribution from the proposal at Ravenswood towards the delivery of the infrastructure at Welborne.

## Green Infrastructure

The proposed development includes several strong green network connections which will connect with green links proposed within Welborne. The proposed green space within the development would therefore be easily accessed by Welborne residents. The addition of the Water Meadows which will extend the truncated Meon Valley Trail route will result in a continuous route from Fareham to the South Downs National Park and would also be an attractive resource for future Welborne residents.

The Welborne Plan states that Fareham Borough Council and Winchester City Council will work together to ensure that the Knowle Triangle between Welborne and Knowle is able to perform its dual role of green infrastructure and settlement buffer. The proposed retention of the Knowle Triangle as an area of open space would therefore be in accordance with the aspirations within both Authority's local plans.

The long-term management and maintenance of the open space is essential to ensure that it continues to be an asset to the community both at Knowle and Welborne. The application confirms that the areas of open space (Meon Water Meadows and the Knowle Triangle) are to be transferred to Wickham Parish Council.

## Design

The amended NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Welborne is identified as a garden community and therefore it is particularly important that the design of development is exemplary.

The application for development at Ravenswood is not within the Welborne Plan boundary, but its proximity means that the dwellings in the east of the site will front onto Welborne Sites of Alternative Natural Green Space (SANGS) and be visible from within Welborne. It's therefore important that development at Ravenswood is also of a similar high quality.

The layout provided is only indicative, however the site is large enough to ensure that the layout of the proposed dwellings is designed to provide space immediately adjacent to the neighbouring Welborne SANGs.

The building height and density would be considered at the reserved matter stage, however the building height and density referred to in the application would be compatible with the building height and density parameter plan submitted as part of the outline application for Welborne.

### Summary

Officers do not believe that objection should be raised to the principle of the development at Ravenswood. The proposal has the potential to be of a high quality of design reflecting that proposed at Welborne, and would provide links from Welborne to the countryside to the west. The application would secure the 'Knowle Triangle' as public open space which has been the aspiration of both this Council and Winchester City Council.

Assurances should be provided by the Highway Authorities that development at Ravenswood would not impact upon the quantum of development which can be constructed at Welborne before the Junction 10 works are required to be completed. Furthermore financial contributions should be sought from the Ravenswood development towards the provision of infrastructure within the Welborne development.

### **Recommendation**

Winchester City Council is advised that:

- (i) No objection is raised in principle by Fareham Borough Council to the development proposed north of Ravenswood House Hospital;
- (ii) Fareham Borough Council seeks assurances from the Highway Authorities/ Winchester City Council that the development north of Ravenswood House Hospital would not impact upon the quantum of development which could be constructed at Welborne before the Junction 10 works are required to be completed;
- (iii) A financial contribution should be made towards the delivery of infrastructure at Welborne.

### **Background Papers**

18/01612/OUT (Winchester City Council reference)